

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 41 Zoe Circuit, Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,710,000 Property type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
93 Beaconsfield Parade, Northcote VIC 3070	\$2,105,000	02/12/2023
3B Hartley Street, Northcote VIC 3070	\$2,160,000	21/10/2023
16 Hunter Street, Northcote VIC 3070	\$2,215,000	25/08/2023

This Statement of Information was prepared on: 16 January 2024