

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

18 Swift Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~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
1	171a Dundas St PRESTON 3072	\$1,810,000	12/07/2024
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/11/2024 14:55

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 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

September quarter 2024: \$1,650,000

Comparable Properties



171a Dundas St PRESTON 3072 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,810,000

Method: Private Sale

Date: 12/07/2024

Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There is only one comparable property that has recently sold in the area. 18 Swift Street, Northcote is a newer side by side home with high end finishes. 171A Dundas Street, Preston is the only property with similar features.