

# 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

9 Glanfield Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,715,000

Property Type House

Suburb Northcote

Period - From 01/01/2022

to 31/03/2022

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 | 160 Collins St THORNBURY 3071  | \$1,710,000 | 04/12/2021   |
| 2 | 37 Hakatere St NORTHCOTE 3070  | \$1,700,000 | 01/02/2022   |
| 3 | 6 Wilmoth St NORTHCOTE 3070    | \$1,651,000 | 13/11/2021   |

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:

21/04/2022 16:25

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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

March quarter 2022: \$1,715,000



3 1 3

**Property Type:** House

**Land Size:** 565 sqm approx

**Agent Comments**

## Comparable Properties



**160 Collins St THORBURY 3071 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House (Res)

**Land Size:** 706 sqm approx



**37 Hakatere St NORTHCOTE 3070 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 01/02/2022

**Property Type:** House (Res)

**Land Size:** 433 sqm approx



**6 Wilmoth St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,651,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 510 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613