

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

8/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Single price \$540,000

Median sale price

Median price \$783,500

Property Type Unit

Suburb Northcote

Period - From 01/04/2024

to 30/06/2024

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	2/14 Normanby Av THORNBURY 3071	\$526,000	27/06/2024
2	8/38 Woolton Av THORNBURY 3071	\$582,000	14/06/2024
3	4/114 Normanby Av THORNBURY 3071	\$590,000	10/05/2024

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:

14/08/2024 20:31



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000

Median Unit Price

June quarter 2024: \$783,500

Comparable Properties



2/14 Normanby Av THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$526,000

Method: Private Sale

Date: 27/06/2024

Property Type: Townhouse (Single)



8/38 Woolton Av THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$582,000

Method: Private Sale

Date: 14/06/2024

Property Type: Apartment



4/114 Normanby Av THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 10/05/2024

Property Type: Apartment

Account - Love & Co