Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$540,000

Median sale price

Median price	\$783,500	Pro	perty Type Unit	:	Subur	b Northcote
Period - From	01/04/2024	to	30/06/2024	Sou	rce 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.

Add	dress 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



LOVE & CO





Property Type: Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$540,000 Median Unit Price June quarter 2024: \$783,500

Comparable Properties



2/14 Normanby Av THORNBURY 3071 (REI) Agent Comments



Price: \$526,000 Method: Private Sale Date: 27/06/2024 Property Type: Townhouse (Single)



8/38 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$582,000 Method: Private Sale Date: 14/06/2024 Property Type: Apartment

4/114 Normanby Av THORNBURY 3071 (REI) Agent Comments



Price: \$590,000 Method: Private Sale Date: 10/05/2024 Property Type: Apartment

Account - Love & Co



propertydata

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