

# 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

182 Darebin Road, Northcote Vic 3070

### Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$1,665,000

Property Type House

Suburb Northcote

Period - From 01/01/2023

to 31/12/2023

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.

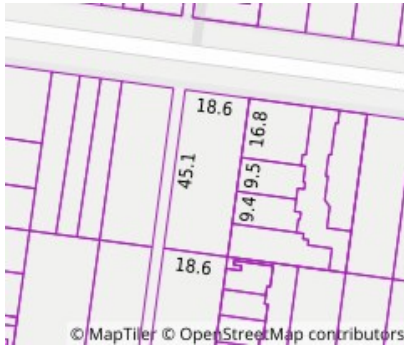
	Address of comparable property	Price	Date of sale
1	116 Westbourne Gr NORTHCOTE 3070	\$2,600,000	16/09/2023
2	82 Westgarth St NORTHCOTE 3070	\$2,150,000	04/09/2023
3	28 Jessie St NORTHCOTE 3070	\$1,910,000	01/12/2023

**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:

23/01/2024 10:01



Property Type:

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending December 2023: \$1,665,000

## Comparable Properties



116 Westbourne Gr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,600,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)



82 Westgarth St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$2,150,000

Method: Sale

Date: 04/09/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx



28 Jessie St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,910,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 578 sqm approx