

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

12/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$611,500 Property Type Unit Suburb Northcote

Period - From 08/10/2023 to 07/10/2024 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	2/11 Kemp St THORNBURY 3071	\$495,000	12/08/2024
2	2/14 Normanby Av THORNBURY 3071	\$526,000	27/06/2024
3	3/131 Harold St THORNBURY 3071	\$540,000	04/05/2024

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: 08/10/2024 14:54



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/11 Kemp St THORBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 12/08/2024

Property Type: Unit



2/14 Normanby Av THORBURY 3071 (REI/VG) Agent Comments

2 1 1

Price: \$526,000

Method: Private Sale

Date: 27/06/2024

Property Type: Townhouse (Single)



3/131 Harold St THORBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit