

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 5 Henry Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,025,000 & \$1,075,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Northcote

Period - From 27/03/2023 to 26/03/2024 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	1 Shaftesbury Pde THORNBURY 3071	\$1,052,000	16/12/2023
2	140 High St NORTHCOTE 3070	\$1,040,000	03/03/2024
3	17 Ryan St BRUNSWICK EAST 3057	\$1,015,000	08/03/2024

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: 27/03/2024 09:42



Property Type: House
Land Size: 200.378 sqm approx
Agent Comments

Indicative Selling Price
\$1,025,000 - \$1,075,000
Median House Price
27/03/2023 - 26/03/2024: \$1,650,000

Comparable Properties



1 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments



Price: \$1,052,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)

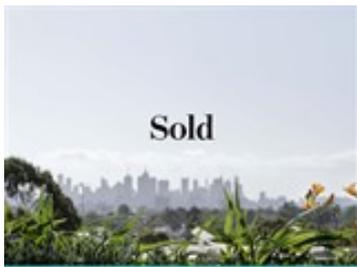


140 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 03/03/2024
Property Type: House
Land Size: 179 sqm approx



17 Ryan St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 08/03/2024
Property Type: House

Account - Love & Co