

# 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

3/29 Hayes Street, Northcote Vic 3070

### Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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		
3		

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:

27/02/2025 16:56

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**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median House Price**

December quarter 2024: \$1,600,000



 4  3  1

**Property Type:**

Agent Comments

## Comparable Properties

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. There are no comparable properties that have recently sold in the area. 3/29 Hayes Street, Northcote is a unique 4 bedroom home with high end features and is the only property of its type in the area.

Account - Whitefox Real Estate | P: 96459699



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