

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

173 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	34 James St NORTHCOTE 3070	\$2,500,000	09/11/2024
2	20 Newmarket St NORTHCOTE 3070	\$2,600,000	05/10/2024
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.

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Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2024: \$1,600,000

Comparable Properties



34 James St NORTHCOTE 3070 (REI)

Agent Comments

 4  1  1

Price: \$2,500,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)



20 Newmarket St NORTHCOTE 3070 (REI)

Agent Comments

 5  3  4

Price: \$2,600,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 774 sqm approx

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 only two comparable properties in the area. 173 Bastings Street, Northcote is a large, unique home with 5 bed, 4 bath & 6 car.

Account - Whitefox Real Estate | P: 96459699



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