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

18 Swift Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,500,000		&		\$1,650,000			
Median sale price								
Median price	\$1,725,000	Pro	operty Type	Ηοι	ISE		Suburb	Northcote
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/17 Austin St FAIRFIELD 3078	\$1,548,000	13/02/2025
2	13a Fulham Rd ALPHINGTON 3078	\$1,780,000	14/12/2024
3	1/49 Martin St THORNBURY 3071	\$1,600,000	12/12/2024

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:

22/05/2025 10:13



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Property Type: Townhouse (Single) Agent Comments Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

> Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2025: \$1,725,000

Comparable Properties

3/17 Austin St FAIRFIELD 3078 (REI/VG) 4 2 2 Price: \$1,548,000 Method: Sold Before Auction Date: 13/02/2025 Property Type: Townhouse (Res)	Agent Comments
13a Fulham Rd ALPHINGTON 3078 (REI/VG) 14 full delta fu	Agent Comments
1/49 Martin St THORNBURY 3071 (REI/VG) 4 3 2 Price: \$1,600,000 Method: Auction Sale Date: 12/12/2024 Property Type: House (Res)	Agent Comments

Account - Whitefox Real Estate | P: 96459699



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