

# 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

28 Glanfield 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 \$1,380,000 & \$1,450,000

### Median sale price

Median price \$1,630,000 Property Type House Suburb Northcote

Period - From 03/07/2022 to 02/07/2023 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	196 Gillies St FAIRFIELD 3078	\$1,380,000	18/04/2023
2	70a Bent St NORTHCOTE 3070	\$1,460,000	18/05/2023
3	154 Gladstone Av NORTHCOTE 3070	\$1,415,000	20/05/2023

**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:

03/07/2023 11:05



 3    1    2

**Property Type:** House  
**Land Size:** 270 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,450,000

**Median House Price**  
03/07/2022 - 02/07/2023: \$1,630,000

## Comparable Properties



**196 Gillies St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 18/04/2023  
**Property Type:** House  
**Land Size:** 292 sqm approx



**70a Bent St NORTHCOTE 3070 (REI)**

**Agent Comments**

 3    1    -

**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2023  
**Property Type:** House (Res)



**154 Gladstone Av NORTHCOTE 3070 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)