

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

12 Urquhart Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,305,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2019

to

30/09/2019

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	52 Park St FITZROY NORTH 3068	\$1,601,000	07/09/2019
2	27 Mclachlan St NORTHCOTE 3070	\$1,530,000	16/11/2019
3	5 Langston St NORTHCOTE 3070	\$1,460,000	26/10/2019

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:

29/11/2019 16:49

12 Urquhart Street, Northcote Vic 3070

UP

URBAN PROPERTY

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Indicative Selling Price

\$1,500,000

Median House Price

September quarter 2019: \$1,305,000



3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



52 Park St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 1

Price: \$1,601,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 5

Property Type: House (Res)

Land Size: 179 sqm approx



27 McLachlan St NORTHCOTE 3070 (REI)

Agent Comments

3 1 -

Price: \$1,530,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



5 Langston St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,460,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Account - Urban Property Melbourne | P: 03 8658 4020 | F: 03 9415 1428



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.