



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**37 Henry Street,  
NORTHCOTE 3070**

HOUSE

2 beds

1 baths

### Indicative selling price

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

**Range \$900,000 - \$990,000**

### Median sale price

Median **HOUSE** for **NORTHCOTE** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$1,178,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**53 Hawthorn Road ,**  
Northcote 3070

Price **\$950,000** Sold 19 July  
2019

**134 Westgarth Street,**  
Northcote 3070

Price **\$945,000** Sold 07  
September 2019

**16 Latham Street,**  
Northcote 3070

Price **\$945,000** Sold 03 July  
2019

This Statement of Information was prepared on 17th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Biggin & Scott Inner North

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### Contact agents



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