

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

108/2-6 Mccutcheon Street, Northcote Vic 3070

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Northcote

Period - From 01/07/2021 to 30/09/2021 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	1/203 Clarke St NORTHCOTE 3070	\$630,000	30/06/2021
2	2/26 Darebin Rd NORTHCOTE 3070	\$620,000	24/08/2021
3	5/402 High St NORTHCOTE 3070	\$614,000	08/07/2021

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:

16/11/2021 21:33



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$585,000 - \$640,000

Median Unit Price

September quarter 2021: \$650,000

Comparable Properties



1/203 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 30/06/2021

Property Type: Unit



2/26 Darebin Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$620,000

Method: Sold Before Auction

Date: 24/08/2021

Property Type: Unit



5/402 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$614,000

Method: Private Sale

Date: 08/07/2021

Property Type: Apartment