

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

8 Creek Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$947,500

Property Type Townhouse

Suburb Northcote

Period - From 03/11/2020

to

02/11/2021

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.

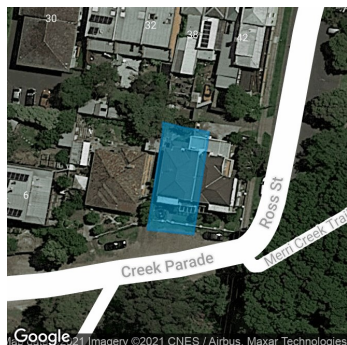
	Address of comparable property	Price	Date of sale
1	3/1b Bower St NORTHCOTE 3070	\$1,500,000	26/05/2021
2	3/105 Victoria Rd NORTHCOTE 3070	\$1,280,000	15/07/2021
3	4/4 Urquhart St NORTHCOTE 3070	\$1,235,000	19/06/2021

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:

03/11/2021 10:07



Property Type:

Agent Comments

Comparable Properties

3/1b Bower St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 26/05/2021

Property Type: Townhouse (Single)



3/105 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 15/07/2021

Property Type: Townhouse (Res)



4/4 Urquhart St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 19/06/2021

Property Type: Townhouse (Single)