

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

7/53 Kellett Street Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

5/4 McCracken Avenue Northcote VIC 3070	\$542,000	02-Dec-19
18/170 High Street Northcote VIC 3070	\$550,000	26-Oct-19
7/7 Simpson Street Northcote VIC 3070	\$477,000	07-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 30 March 2020



5/4 McCracken Avenue Northcote VIC 3070

 2  1  1

Sold Price

\$542,000

Sold Date

02-Dec-19

Distance

1.6km



18/170 High Street Northcote VIC 3070

 2  1  1

Sold Price

\$550,000

Sold Date

26-Oct-19

Distance

1.38km



7/7 Simpson Street Northcote VIC 3070

 2  1  1

Sold Price

\$477,000

Sold Date

07-Oct-19

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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