

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

301/16 Separation 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2018

to

30 Nov 2019

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

110/17 Robbs Parade Northcote VIC 3070	\$560,000	10-Jun-19
7/20 Westgarth Street Northcote VIC 3070	\$581,000	13-Oct-19
3/12 Eastment Street Northcote VIC 3070	\$640,000	21-Nov-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: 01 December 2019



110/17 Robbs Parade Northcote VIC 3070 Sold Price **\$560,000** Sold Date **10-Jun-19**

2 1 1

Distance **0.14km**



7/20 Westgarth Street Northcote VIC 3070 Sold Price ^{RS} **\$581,000** Sold Date **13-Oct-19**

1 1 1

Distance **1.36km**



3/12 Eastment Street Northcote VIC 3070 Sold Price ^{RS} **\$640,000** Sold Date **21-Nov-19**

2 1 1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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