

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

18 Barry Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2024

to

30/09/2024

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	114 Emmaline St NORTHCOTE 3070	\$2,422,500	24/06/2024
2	38 The Esplanade CLIFTON HILL 3068	\$2,600,000	27/04/2024
3			

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:

14/10/2024 09:32



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Property Type: House (Res)

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



114 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 -

Price: \$2,422,500

Method: Private Sale

Date: 24/06/2024

Property Type: House (Res)

Land Size: 390 sqm approx



38 The Esplanade CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 1 2

Price: \$2,600,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 485 sqm approx

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.