

## 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

35 Woolhouse Street Northcote VIC 3070

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,287,500

Property type

House

Suburb

Northcote

Period-from

01 Feb 2019

to

31 Jan 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 11 Woolhouse Street Northcote VIC 3070 | \$960,000   | 14-Sep-19 |
| 198 St Georges Road Northcote VIC 3070 | \$985,000   | 08-Feb-20 |
| 67 Beavers Road Northcote VIC 3070     | \$1,020,000 | 10-May-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: 12 February 2020



**11 Woolhouse Street Northcote VIC 3070** Sold Price **\$960,000** Sold Date **14-Sep-19**

 2  1  2

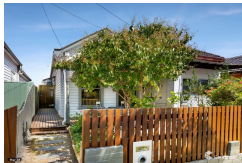
Distance **0.14km**



**198 St Georges Road Northcote VIC 3070** Sold Price <sup>RS</sup> **\$985,000** Sold Date **08-Feb-20**

 3  1  1

Distance **0.43km**



**67 Beavers Road Northcote VIC 3070** Sold Price **\$1,020,000** Sold Date **10-May-19**

 2  1  1

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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