

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

5/138 Darebin Road 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

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Northcote

Period-from

01 Oct 2020

to

30 Sep 2021

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

505/8 Breavington Way Northcote VIC 3070	\$440,000	13-May-21
605/5 Beavers Road Northcote VIC 3070	\$470,000	25-Jun-21
108/114 Helen Street Northcote VIC 3070	\$465,000	28-Sep-21

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: 11 October 2021



505/8 Breavington Way Northcote VIC 3070

Sold Price

\$440,000

Sold Date

13-May-21



1



1



1

Distance

0.74km



605/5 Beavers Road Northcote VIC 3070

Sold Price

\$470,000

Sold Date

25-Jun-21



1



1



1

Distance

1km



108/114 Helen Street Northcote VIC 3070

Sold Price

^{RS} **\$465,000** ^{UN}

Sold Date

28-Sep-21



1



1



1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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