

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

7/36 Boothby 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2020

to

30 Nov 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

2/10 Christmas Street Northcote VIC 3070

\$826,000

22-Aug-21

3/10 Christmas Street Northcote VIC 3070

\$826,000

22-Aug-21

4/10 Christmas Street Northcote VIC 3070

\$842,000

22-Aug-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: 13 December 2021



2/10 Christmas Street Northcote
 VIC 3070

2 1 1

Sold Price

\$826,000

Sold Date

22-Aug-21

Distance

0.82km



3/10 Christmas Street Northcote
 VIC 3070

2 1 1

Sold Price

Sold Date

22-Aug-21

Distance

0.82km



4/10 Christmas Street Northcote
 VIC 3070

2 1 1

Sold Price

\$842,000

Sold Date

22-Aug-21

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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