

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

55 Elm Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,635,500

Property Type House

Suburb Northcote

Period - From 01/07/2020

to

30/06/2021

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	4 Raleigh St THORNBURY 3071	\$1,635,000	29/03/2021
2	24 Gladstone Av NORTHCOTE 3070	\$1,560,000	24/07/2021
3	20 Hayes St NORTHCOTE 3070	\$1,550,000	19/05/2021

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:

17/08/2021 20:45



3 1 1

Property Type: House (Res)

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



4 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 1

Price: \$1,635,000

Method: Sold Before Auction

Date: 29/03/2021

Property Type: House (Res)

Land Size: 267 sqm approx



24 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

3 1 -

Price: \$1,560,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 267 sqm approx



20 Hayes St NORTHCOTE 3070 (VG)

Agent Comments

3 - -

Price: \$1,550,000

Method: Sale

Date: 19/05/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 249 sqm approx