

# 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

171A Clarke Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,490,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Northcote

Period - From

01/04/2022

to

31/03/2023

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 | 33a Woolhouse St NORTHCOTE 3070      | \$1,450,000 | 22/02/2023   |
| 2 | 3/81 Rushall Cr FITZROY NORTH 3068   | \$1,435,000 | 17/11/2022   |
| 3 | 24/9-19 Miller St FITZROY NORTH 3068 | \$1,402,500 | 26/11/2022   |

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:

17/05/2023 11:44



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,490,000

**Median House Price**  
Year ending March 2023: \$1,700,000

## Comparable Properties



**33a Woolhouse St NORTHCOTE 3070 (REI)**

Agent Comments

4 3 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 22/02/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 427 sqm approx



**3/81 Rushall Cr FITZROY NORTH 3068 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,435,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2022  
**Property Type:** Townhouse (Res)



**24/9-19 Miller St FITZROY NORTH 3068 (REI)**

Agent Comments

3 2 2

**Price:** \$1,402,500  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** Townhouse (Res)