Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	171A Clarke Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,490,000

Median sale price

Median price \$1,700,000	Property Type H	ouse	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

Address of comparable property		1 1100	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.

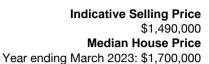
This Statement of Information was prepared on:	17/05/2023 11:44



Date of sale



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Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



33a Woolhouse St NORTHCOTE 3070 (REI)

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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)

Price: \$1,435,000

Method: Sold Before Auction

Date: 17/11/2022

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



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

Price: \$1,402,500 **Method:** Auction Sale **Date:** 26/11/2022

Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



