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	164 Separation 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 \$1,450,000

Median sale price

Median price \$1,600,000	Pro	operty Type Ho	use	S	Suburb	Northcote
Period - From 01/10/2024	to	31/12/2024	Sou	urce F	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	6 Lennox St NORTHCOTE 3070	\$1,570,000	26/10/2024
2	156 Victoria Rd NORTHCOTE 3070	\$1,236,500	14/08/2024
3	193 Separation St NORTHCOTE 3070	\$1,230,000	10/08/2024

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:	11/02/2025 11:17



Date of sale









Property Type: House Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 **Median House Price**

December quarter 2024: \$1,600,000

Comparable Properties



6 Lennox St NORTHCOTE 3070 (REI/VG)



Price: \$1,570,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 456 sqm approx

Agent Comments

156 Victoria Rd NORTHCOTE 3070 (VG)

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Agent Comments

Price: \$1,236,500 Method: Sale Date: 14/08/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 435 sqm approx

193 Separation St NORTHCOTE 3070 (REI/VG)



Price: \$1,230,000 Method: Auction Sale Date: 10/08/2024

Property Type: House (Res) Land Size: 432 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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