

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

17/203 CLARKE 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

\$635,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2021

to

28 Feb 2022

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

9/162 CLARKE STREET NORTHCOTE VIC 3070	\$705,000	10-Dec-21
7/3 JESSIE STREET NORTHCOTE VIC 3070	\$640,000	24-Sep-21
1/203 CLARKE STREET NORTHCOTE VIC 3070	\$629,999	30-Jun-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: 24 March 2022

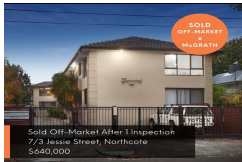


9/162 CLARKE STREET NORTHCOTE VIC 3070

 2
  1
  1

Sold Price **\$705,000** Sold Date **10-Dec-21**

Distance -

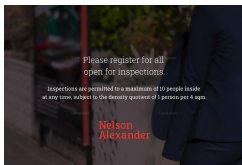


7/3 JESSIE STREET NORTHCOTE VIC 3070

 2
  1
  1

Sold Price **\$640,000** Sold Date **24-Sep-21**

Distance -



1/203 CLARKE STREET NORTHCOTE VIC 3070

 2
  1
  1

Sold Price **\$629,999** Sold Date **30-Jun-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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