## 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

164 Separation Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hous	se		Suburb	Northcote
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	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:

29/01/2025 15:02









Property Type: House Land Size: 558 sqm approx Agent Comments

**Indicative Selling Price** \$1,450,000 - \$1,500,000 Median House Price December guarter 2024: \$1,600,000

# **Comparable Properties**



Price: \$1,570,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 456 sqm approx

3

#### 156 Victoria Rd NORTHCOTE 3070 (VG)

6 Lennox St NORTHCOTE 3070 (REI/VG)

1

Agent Comments

Agent Comments



Price: \$1,236,500 Method: Sale Date: 14/08/2024 Property Type: House (Previously Occupied - Detached) Land Size: 435 sqm approx

1



193 Separation St NORTHCOTE 3070 (REI/VG)

5 4

Agent Comments

Price: \$1,230,000 Method: Auction Sale Date: 10/08/2024 Property Type: House (Res) Land Size: 432 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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