

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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	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



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

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

Comparable Properties



6 Lennox St NORTHCOTE 3070 (REI/VG)

Agent Comments

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

156 Victoria Rd NORTHCOTE 3070 (VG)

Agent Comments

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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)

Agent Comments

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

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