

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

202/16 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$656,500

Property Type Unit

Suburb Northcote

Period - From 01/10/2022

to 31/12/2022

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.

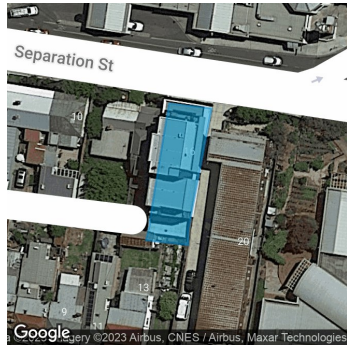
	Address of comparable property	Price	Date of sale
1	105/405 High St NORTHCOTE 3070	\$555,000	16/09/2022
2	204/332 High St NORTHCOTE 3070	\$539,000	22/12/2022
3	201A/168 Victoria Rd NORTHCOTE 3070	\$500,000	04/10/2022

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:

15/03/2023 15:50



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$535,000

Median Unit Price

December quarter 2022: \$656,500

Comparable Properties



105/405 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 16/09/2022

Property Type: Apartment

204/332 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$539,000

Method: Private Sale

Date: 22/12/2022

Rooms: 1

Property Type: Apartment



201A/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/10/2022

Property Type: Apartment

Account - Love & Co