

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

8/158 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Northcote

Period - From

25/06/2021

to

24/06/2022

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	10/223 Westgarth St NORTHCOTE 3070	\$385,000	05/05/2022
2	1/59 Rathmines St FAIRFIELD 3078	\$390,000	25/03/2022
3	1/35 Grange Rd FAIRFIELD 3078	\$405,000	15/05/2022

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:

25/06/2022 10:01



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Property Type: Apartment

Agent Comments

Comparable Properties



10/223 Westgarth St NORTHCOTE 3070 (VG)

Agent Comments

 1  -  -

Price: \$385,000

Method: Sale

Date: 05/05/2022

Property Type: Strata Flat - Single OYO Flat



1/59 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$390,000

Method: Private Sale

Date: 25/03/2022

Property Type: Apartment



1/35 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments

 1  1  1

Price: \$405,000

Method: Auction Sale

Date: 15/05/2022

Property Type: Apartment