

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

3/197 Separation Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,150,000

&

\$1,220,000

Median sale price

Median price

\$1,815,000

Property Type

House

Suburb

Northcote

Period - From

01/04/2021

to

31/03/2022

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	13/44-46 James St NORTHCOTE 3070	\$1,200,000	19/02/2022
2	1/22 French Av NORTHCOTE 3070	\$1,200,000	20/11/2021
3	8/10 Langwells Pde NORTHCOTE 3070	\$1,195,000	19/12/2021

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:

07/07/2022 09:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,220,000
Median House Price
Year ending March 2022: \$1,815,000

Comparable Properties



13/44-46 James St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Townhouse (Res)



1/22 French Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Townhouse (Res)



8/10 Langwells Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,195,000
Method: Auction Sale
Date: 19/12/2021
Property Type: Townhouse (Res)