

## 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

85 VICTORIA ROAD NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,677,500

Property type

House

Suburb

Northcote

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 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 BIRD AVENUE NORTHCOTE VIC 3070	\$1,445,000	07-Mar-23
44 CHRISTMAS STREET NORTHCOTE VIC 3070	\$1,501,000	05-Nov-22

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 6 months.

This Statement of Information was prepared on: 05 May 2023

**1 BIRD AVENUE NORTHCOTE VIC 3070**

Sold Price

<sup>RS</sup>**\$1,445,000**

Sold Date

**07-Mar-23**

4



1



2

Distance

**2.25km****44 CHRISTMAS STREET NORTHCOTE VIC 3070**

Sold Price

<sup>RS</sup>**\$1,501,000**

Sold Date

**05-Nov-22**

3



1



1

Distance

**1.07km****RS** = Recent sale**UN** = Undisclosed Sale

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