

# 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

12 Wakanui Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,700,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Northcote

Period - From 01/01/2023

to

31/03/2023

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 | 45 Bastings St NORTHCOTE 3070  | \$1,840,000 | 27/05/2023   |
| 2 | 9 Plant St NORTHCOTE 3070      | \$1,766,000 | 20/05/2023   |
| 3 | 417 Clarke St NORTHCOTE 3070   | \$1,740,000 | 29/04/2023   |

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:

20/06/2023 13:09

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**Indicative Selling Price**

\$1,650,000 - \$1,700,000

**Median House Price**

March quarter 2023: \$1,700,000



 3  1  1

**Property Type:** House

**Land Size:** 424 sqm approx

Agent Comments

## Comparable Properties



**45 Bastings St NORTHCOTE 3070 (REI)**

Agent Comments

 2  1  1

**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 452 sqm approx



**9 Plant St NORTHCOTE 3070 (REI)**

Agent Comments

 3  1  -

**Price:** \$1,766,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 306 sqm approx

**417 Clarke St NORTHCOTE 3070 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 445 sqm approx

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