

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

23/210 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2022

to

30/06/2022

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	405/481 High St NORTHCOTE 3070	\$328,000	20/07/2022
2	7/123 Emmaline St NORTHCOTE 3070	\$320,000	29/04/2022
3	9/16 Westgarth St NORTHCOTE 3070	\$315,000	16/06/2022

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:

11/10/2022 09:08



 1
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  1

Property Type:
 Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 June quarter 2022: \$636,000

Comparable Properties

405/481 High St NORTHCOTE 3070 (VG)

Agent Comments

 1
  -
  -

Price: \$328,000
Method: Sale
Date: 20/07/2022
Property Type: Strata Flat - Single OYO Flat



7/123 Emmaline St NORTHCOTE 3070 (VG)

Agent Comments

 1
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Price: \$320,000
Method: Sale
Date: 29/04/2022
Property Type: Strata Flat - Single OYO Flat



9/16 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$315,000
Method: Private Sale
Date: 16/06/2022
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788