

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 102/16 Separation Street, Northcote

Indicative selling price

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

Single price \$* or range between \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$705,000 Property Type Unit Suburb Northcote
Period - From 01/10/21 to 31/12/21 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. 1/34 Mitchell Street, Northcote	\$599,000	14/10/21
2. 6/16A Latham Street, Northcote	\$585,000	09/02/22
3. 10/121-123 St Georges Road, Northcote	\$525000	02/12/21

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: 21st March 2022