

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

101/1 Bent Street, Northcote Vic 3070

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$672,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2020

to 31/03/2021

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	106/2b Dennis St NORTHCOTE 3070	\$632,500	23/02/2021
2	202/26 Merri Pde NORTHCOTE 3070	\$605,000	22/02/2021
3	61/26-36 High St NORTHCOTE 3070	\$599,000	11/03/2021

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:

19/04/2021 10:47



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending March 2021: \$672,000

Comparable Properties



106/2b Dennis St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$632,500
Method: Private Sale
Date: 23/02/2021
Property Type: Apartment

202/26 Merri Pde NORTHCOTE 3070 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 22/02/2021
Property Type: Strata Flat - Single OYO Flat



61/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 11/03/2021
Property Type: Flat/Unit/Apartment (Res)