

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

1/197 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,490,000

Property Type

House

Suburb

Northcote

Period - From

28/11/2019

to

27/11/2020

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	4/197 Separation St, Northcote, Vic 3070, Australia	\$1,200,000	23/11/2020
2			
3			

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:

28/11/2020 10:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
28/11/2019 - 27/11/2020: \$1,490,000

Comparable Properties

4/197 Separation St, Northcote, Vic 3070, Australia (REI) Agent Comments



Price: \$1,200,000
Method:
Date: 23/11/2020
Property Type: Townhouse (Single)

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.