



Bricks&Mortar
EVERYTHING PROPERTY

Statement of Information

**15/158 SEPARATION ST
NORTHCOTE VIC 3070**

bricksamortar.com.au

1300 044 663
hello@bricksamortar.com.au

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

15/158 SEPARATION STREET NORTHCOTE VIC 3070

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

\$329,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

8/34 RATHMINES STREET FAIRFIELD VIC 3078	\$329,800	31-Aug-23
12/34 RATHMINES STREET FAIRFIELD VIC 3078	\$342,500	03-Sep-23
14/87A CLYDE STREET THORNBURY VIC 3071	\$355,000	18-May-23

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 6 months.

This Statement of Information was prepared on: 22 September 2023