

# 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

105/138 Darebin Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$539,000

### Median sale price\*

Median price

\$625,000

Property Type

Unit

Suburb

Northcote

Period - From

06/04/2020

to

06/07/2020

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	8/82 Gooch St THORNBURY 3071	\$545,000	28/03/2020
2	7/53 Kellett St NORTHCOTE 3070	\$537,563	10/04/2020
3	206/8 Breavington Way NORTHCOTE 3070	\$535,000	26/03/2020

**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:

06/07/2020 10:50

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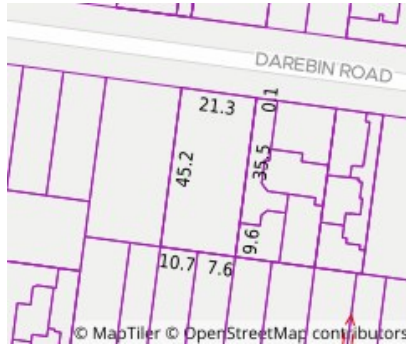
**Indicative Selling Price**

\$539,000

**Median Unit Price \***

06/04/2020 - 06/07/2020: \$625,000

\* Agent calculated median



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**8/82 Gooch St THORNBURY 3071 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 28/03/2020

**Property Type:** Apartment



**7/53 Kellett St NORTHCOTE 3070 (REI)**

Agent Comments

2 1 1

**Price:** \$537,563

**Method:** Private Sale

**Date:** 10/04/2020

**Rooms:** 3

**Property Type:** Apartment



**206/8 Breavington Way NORTHCOTE 3070 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 26/03/2020

**Property Type:** Apartment