

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

7/123 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$681,000

Property Type

Unit

Suburb

Northcote

Period - From

01/01/2022

to

31/03/2022

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	16/6 Francis Gr THORNBURY 3071	\$365,000	28/02/2022
2	3/123 Emmaline St NORTHCOTE 3070	\$355,000	28/01/2022
3	2/9 Kemp St THORNBURY 3071	\$335,000	17/03/2022

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:

27/04/2022 11:59



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000

Median Unit Price

March quarter 2022: \$681,000

Comparable Properties



16/6 Francis Gr THORBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$365,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment



3/123 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$355,000

Method: Private Sale

Date: 28/01/2022

Property Type: Apartment



2/9 Kemp St THORBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$335,000

Method: Private Sale

Date: 17/03/2022

Property Type: Unit

Account - Love & Co