

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

3/381 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$680,500

Property Type Unit

Suburb Northcote

Period - From 01/07/2021

to 30/06/2022

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	12/157-159 Westgarth St NORTHCOTE 3070	\$690,000	13/05/2022
2	4/121 Darebin Rd THORNBURY 3071	\$730,000	06/06/2022
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:

15/08/2022 12:24

3/381 Clarke Street, Northcote Vic 3070



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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2022: \$680,500



2 1 1

Property Type: Villa Unit

Agent Comments

Comparable Properties



12/157-159 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 13/05/2022

Property Type: Unit



4/121 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 06/06/2022

Property Type: Unit

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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