

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

5/53 KELLETT 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/21-23 MARTIN STREET THORNBURY VIC 3071	\$600,000	24-Oct-24
8/14 KEMP STREET THORNBURY VIC 3071	\$643,000	17-May-24
402/550 HIGH STREET NORTHCOTE VIC 3070	\$680,000	06-Aug-24

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: 04 November 2024



2/21-23 MARTIN STREET THORNBURY VIC 3071

2 1 1

Sold Price

^{RS}

\$600,000

Sold Date

24-Oct-24

Distance

0.93km



8/14 KEMP STREET THORNBURY VIC 3071

2 1 1

Sold Price

\$643,000

Sold Date

17-May-24

Distance

1.38km



402/550 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price

\$680,000

Sold Date

06-Aug-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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