

# 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 3/137 Clarke Street, Northcote Vic 3070

### Indicative selling price

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

Range between \$380,000 & \$410,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Northcote

Period - From 27/05/2024 to 26/05/2025 Source Property Data

### 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	2/40 Clarendon St THORNBURY 3071	\$390,000	24/04/2025
2	13/305 Heidelberg Rd NORTHCOTE 3070	\$390,000	15/02/2025
3	3/62 Cunningham St NORTHCOTE 3070	\$380,000	13/12/2024

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: 27/05/2025 16:10



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$380,000 - \$410,000

**Median Unit Price**

27/05/2024 - 26/05/2025: \$642,500

## Comparable Properties



**2/40 Clarendon St THORBURY 3071 (REI)**

**Agent Comments**

1 1 1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** Unit



**13/305 Heidelberg Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

1 1 1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 15/02/2025

**Property Type:** Apartment



**3/62 Cunningham St NORTHCOTE 3070 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/12/2024

**Property Type:** Apartment

**Account - Love & Co**



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