

# 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 5/6-12 Pearl 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 \$850,000 & \$900,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Northcote

Period - From 01/01/2020 to 31/12/2020 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	15/141 Clarke St NORTHCOTE 3070	\$911,000	02/12/2020
2	14/1a Campbell Gr NORTHCOTE 3070	\$850,000	23/12/2020
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: 05/03/2021 11:22



 2    1    2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

Year ending December 2020: \$675,000

## Comparable Properties



**15/141 Clarke St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$911,000

**Method:** Sold Before Auction

**Date:** 02/12/2020

**Property Type:** Villa



**14/1a Campbell Gr NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** Townhouse (Single)

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.