

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

23 South Park Street, Northcote Vic 3070

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,430,500 Property Type House Suburb Northcote

Period - From 29/07/2019 to 28/07/2020 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	76 St Georges Rd NORTHCOTE 3070	\$905,000	05/06/2020
2	27 Park St NORTHCOTE 3070	\$1,000,000	09/05/2020
3	27 Turnbull Gr NORTHCOTE 3070	\$1,001,000	26/06/2020

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:

29/07/2020 14:03



Property Type: House (Res)

Land Size: 121 sqm approx

Agent Comments

Comparable Properties



76 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 05/06/2020

Property Type: House



27 Park St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 09/05/2020

Property Type: House

Land Size: 146 sqm approx



27 Turnbull Gr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,001,000

Method: Sold Before Auction

Date: 26/06/2020

Property Type: House (Res)