

# 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

12/210 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 \$360,000 & \$385,000

### Median sale price

Median price \$652,500 Property Type Unit Suburb Northcote

Period - From 04/02/2020 to 03/02/2021 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	18/210 Clarke St NORTHCOTE 3070	\$382,000	07/08/2020
2	2/62 Cunningham St NORTHCOTE 3070	\$400,000	05/12/2020
3	10/5 Simpson St NORTHCOTE 3070	\$360,000	18/11/2020

**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:

04/02/2021 09:22



**Property Type:** Apartment

Agent Comments

## Comparable Properties

**18/210 Clarke St NORTHCOTE 3070 (REI/VG)** Agent Comments



**Price:** \$382,000

**Method:** Sold Before Auction

**Date:** 07/08/2020

**Property Type:** Apartment



**2/62 Cunningham St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 05/12/2020

**Property Type:** Apartment



**10/5 Simpson St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$360,000

**Method:** Sold Before Auction

**Date:** 18/11/2020

**Property Type:** Apartment