

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

1/54 CUNNINGHAM 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2023

to

31 Dec 2023

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

9/14 BRENNAND STREET FITZROY NORTH VIC 3068	\$420,000	30-Nov-23
11/132 CLARKE STREET NORTHCOTE VIC 3070	\$390,000	17-Aug-23

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: 29 January 2024

**9/14 BRENNAND STREET FITZROY
NORTH VIC 3068**

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Sold Price

RS

\$420,000

Sold Date

30-Nov-23

Distance

0.46km**11/132 CLARKE STREET
NORTHCOTE VIC 3070**

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Sold Price

\$390,000

Sold Date

17-Aug-23

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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