

# 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

10 Lawry 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,585,000

Property Type House

Suburb Northcote

Period - From 01/04/2023

to 30/06/2023

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	12 Wakanui St NORTHCOTE 3070	\$1,700,000	15/07/2023
2	5 Barry St NORTHCOTE 3070	\$1,660,000	26/05/2023
3	12 Darebin Rd NORTHCOTE 3070	\$1,626,000	25/03/2023

**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:

24/08/2023 16:33



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 259 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2023: \$1,585,000

## Comparable Properties



**12 Wakanui St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 415 sqm approx



**5 Barry St NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$1,660,000  
**Method:** Sold Before Auction  
**Date:** 26/05/2023  
**Property Type:** House



**12 Darebin Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,626,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx