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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,585,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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

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> **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)



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)





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

12 Darebin Rd NORTHCOTE 3070 (REI/VG)



Agent Comments

Agent Comments

Agent Comments



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

Account - Jellis Craig | P: 03 9403 9300



propertydata

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