

# 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

105 Elm 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 \$800,000 & \$880,000

### Median sale price

Median price \$984,444 Property Type Townhouse Suburb Northcote

Period - From 30/04/2023 to 29/04/2024 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	6/5 Barkly St BRUNSWICK EAST 3057	\$900,000	03/02/2024
2	10/5 Barkly St BRUNSWICK EAST 3057	\$876,000	11/11/2023
3	4/274 St Georges Rd NORTHCOTE 3070	\$860,000	15/12/2023

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:

30/04/2024 14:12

105 Elm Street, Northcote Vic 3070



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Townhouse Price**

30/04/2023 - 29/04/2024: \$984,444

## Comparable Properties



**6/5 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** Townhouse (Res)



**10/5 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$876,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)

**4/274 St Georges Rd NORTHCOTE 3070 (VG)**

Agent Comments

2 - -

**Price:** \$860,000

**Method:** Sale

**Date:** 15/12/2023

**Property Type:** Townhouse (Single)

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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