

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

114 Emmaline Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$1,755,000 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	17 Mitchell St NORTHCOTE 3070	\$2,480,000	04/04/2024
2	21 Emmaline St NORTHCOTE 3070	\$2,320,000	10/02/2024
3	172 Gladstone Av NORTHCOTE 3070	\$2,240,000	02/12/2023

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 11:21



Property Type: House
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,420,000

Median House Price
March quarter 2024: \$1,755,000

Comparable Properties



17 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,480,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 561 sqm approx



21 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,320,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 369 sqm approx



172 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,240,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 439 sqm approx