

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

13 Bay View Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	18 Gadd St NORTHCOTE 3070	\$2,360,000	22/05/2023
2	12 South Cr NORTHCOTE 3070	\$2,222,500	20/05/2023
3	22 Boothby St NORTHCOTE 3070	\$2,100,000	10/05/2023

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:

04/10/2023 13:13



Property Type: House
Land Size: 746.15 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000

Median House Price
June quarter 2023: \$1,585,000

Comparable Properties



18 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,360,000
Method: Private Sale
Date: 22/05/2023
Property Type: House (Res)
Land Size: 516 sqm approx



12 South Cr NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,222,500
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 680 sqm approx



22 Boothby St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 653 sqm approx