

## 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

145A VICTORIA ROAD NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,625,500

Property type

House

Suburb

Northcote

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

22 NEWMARKET STREET NORTHCOTE VIC 3070	\$1,405,000	08-Jul-23
262 RATHMINES STREET FAIRFIELD VIC 3078	\$1,360,000	11-May-23
37 PALM STREET FAIRFIELD VIC 3078	\$1,315,000	15-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 29 August 2023



**22 NEWMARKET STREET  
NORTHCOTE VIC 3070**

3 1 -

Sold Price <sup>RS</sup> **\$1,405,000** Sold Date **08-Jul-23**

Distance **0.58km**



**262 RATHMINES STREET  
FAIRFIELD VIC 3078**

2 1 4

Sold Price **\$1,360,000** Sold Date **11-May-23**

Distance **0.82km**



**37 PALM STREET FAIRFIELD VIC  
3078**

3 2 3

Sold Price **\$1,315,000** Sold Date **15-Mar-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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