

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

18/133 CLARKE STREET NORTHCOTE VIC 3070

Indicative selling price

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

Single Price

or range
between

\$295,000

&

\$324,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2023

to

30 Apr 2024

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

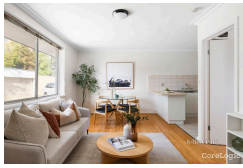
Date of sale

5/2 JOHNSON STREET NORTHCOTE VIC 3070	\$335,000	05-Dec-23
4/247 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$280,000	26-Oct-23
17/247 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$275,000	20-Dec-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: 14 May 2024



**5/2 JOHNSON STREET
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$335,000** Sold Date **05-Dec-23**

Distance **1.27km**



**4/247 HEIDELBERG ROAD
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$280,000** Sold Date **26-Oct-23**

Distance **1.69km**



**17/247 HEIDELBERG ROAD
 NORTHCOTE VIC 3070**

1 1 -

Sold Price **\$275,000** Sold Date **20-Dec-23**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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