

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

19 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

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	198 Clarendon St THORNBURY 3071	\$1,625,000	16/03/2024
2	56 Brooke St NORTHCOTE 3070	\$1,700,500	23/03/2024
3	42 Keon St THORNBURY 3071	\$1,730,000	03/02/2024

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:

20/06/2024 19:16



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Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000

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

Comparable Properties



198 Clarendon St THORNBURY 3071 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,625,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 448 sqm approx



56 Brooke St NORTHCOTE 3070 (REI) **Agent Comments**

4 2 2

Price: \$1,700,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 456 sqm approx



42 Keon St THORNBURY 3071 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,730,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 368 sqm approx