

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 Simpson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	21 Prospect Gr NORTHCOTE 3070	\$3,015,000	18/11/2023
2	61 Victoria Rd NORTHCOTE 3070	\$2,950,000	21/10/2023
3	30 Caroline St CLIFTON HILL 3068	\$2,765,000	16/12/2023

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:

20/02/2024 16:00



Property Type: House

Land Size: 679 sqm approx

Agent Comments

Comparable Properties



21 Prospect Gr NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$3,015,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 471 sqm approx



61 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,950,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 583 sqm approx



30 Caroline St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$2,765,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)