

# 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

1B Hakatere Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### 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	2/2-10 Fulham Rd ALPHINGTON 3078	\$1,265,000	10/02/2024
2	12b Clifton St NORTHCOTE 3070	\$1,162,000	16/12/2023
3	206b Bastings St NORTHCOTE 3070	\$1,160,000	10/02/2024

**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:

23/04/2024 16:34



**Rooms:** 6

**Property Type:** House

Agent Comments

## Comparable Properties



**2/2-10 Fulham Rd ALPHINGTON 3078 (REI)**

Agent Comments



**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Single)



**12b Clifton St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,162,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)



**206b Bastings St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Res)