

# 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 2/10 Christmas 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 \$950,000 & \$1,030,000

### 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	4/101 Victoria Rd NORTHCOTE 3070	\$940,000	20/05/2024
2	16/249 Westgarth St NORTHCOTE 3070	\$1,045,000	31/01/2024
3	10 Zoe Cirt NORTHCOTE 3070	\$1,127,000	27/02/2024

**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 17:19



**Property Type:** Unit

**Land Size:** 123 sqm approx

Agent Comments

## Comparable Properties



**4/101 Victoria Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$940,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Townhouse (Single)



**16/249 Westgarth St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,045,000

**Method:** Sold Before Auction

**Date:** 31/01/2024

**Property Type:** Townhouse (Single)



**10 Zoe Cirt NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,127,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House

**Land Size:** 257 sqm approx