

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

2/57 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,000,000 Property Type Townhouse Suburb Northcote

Period - From 07/06/2023 to 06/06/2024 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	23 Roberts St BRUNSWICK EAST 3057	\$1,115,000	31/05/2024
2	3/13 Smith St THORNBURY 3071	\$1,045,000	28/03/2024
3	1/188 Blyth St BRUNSWICK EAST 3057	\$1,000,000	23/03/2024

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: 07/06/2024 11:39



Property Type:

Agent Comments

Comparable Properties



23 Roberts St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 31/05/2024

Property Type: Townhouse (Single)



3/13 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,045,000

Method: Private Sale

Date: 28/03/2024

Property Type: Townhouse (Single)



1/188 Blyth St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)