

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 21 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

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 | 104 Woolton Av THORNBURY 3071 | \$2,155,000 | 13/11/2023 |
| 2 | 93 Beaconsfield Pde NORTHCOTE 3070 | \$2,105,000 | 02/12/2023 |
| 3 | 5 Oamaru St NORTHCOTE 3070 | \$1,940,000 | 26/08/2023 |

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: 17/01/2024 16:18



Property Type: House

Land Size: 378m2 Approx. sqm approx

Agent Comments

Comparable Properties



104 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$2,155,000

Method: Auction Sale

Date: 13/11/2023

Property Type: House (Res)

Land Size: 376 sqm approx



93 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,105,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



5 Oamaru St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,940,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 375 sqm approx