

# 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 Prospect Grove, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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	2 Hillside Av NORTHCOTE 3070	\$2,825,000	01/10/2023
2	62 Waterloo Rd NORTHCOTE 3070	\$2,800,000	19/08/2023
3	45 Grant St CLIFTON HILL 3068	\$2,565,000	05/08/2023

**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:

26/10/2023 11:27



4   2   2

**Property Type:** House

**Land Size:** 471 sqm approx

Agent Comments

## Comparable Properties



**2 Hillside Av NORTHCOTE 3070 (REI)**

Agent Comments

5   3   2

**Price:** \$2,825,000

**Method:** Private Sale

**Date:** 01/10/2023

**Property Type:** House



**62 Waterloo Rd NORTHCOTE 3070 (VG)**

Agent Comments

4   -   -

**Price:** \$2,800,000

**Method:** Sale

**Date:** 19/08/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 543 sqm approx



**45 Grant St CLIFTON HILL 3068 (REI)**

Agent Comments

3   2   -

**Price:** \$2,565,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 258 sqm approx