

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 Wakanui Street, Northcote Vic 3070

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

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	30 Whalley St NORTHCOTE 3070	\$3,500,000	29/10/2023
2	16 Bower St NORTHCOTE 3070	\$3,450,000	02/12/2023
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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:

07/02/2024 17:42



Property Type: House (Res)

Agent Comments

Comparable Properties



30 Whalley St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$3,500,000

Method: Sold After Auction

Date: 29/10/2023

Property Type: House (Res)

Land Size: 535 sqm approx



16 Bower St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$3,450,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 492 sqm approx

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.