

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 30 Oamaru Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2022 to 30/06/2023 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	12 Wales St NORTHCOTE 3070	\$1,653,000	06/05/2023
2	36 Beaconsfield Pde NORTHCOTE 3070	\$1,650,000	29/06/2023
3			

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: 04/09/2023 11:39



Property Type: House

Land Size: 417 sqm approx

Agent Comments

Comparable Properties



12 Wales St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,653,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 429 sqm approx



36 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 29/06/2023

Property Type: House

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.