

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

43 South Crescent, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

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	403 Clarke St NORTHCOTE 3070	\$1,775,000	04/03/2023
2	18 Alphington St NORTHCOTE 3070	\$1,770,000	25/02/2023
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:

01/08/2023 15:49



Property Type: House

Agent Comments

Comparable Properties



403 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,775,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 350 sqm approx



18 Alphington St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,770,000

Method: Private Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 353 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.