

## 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

45A JAMES STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Northcote

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

4/84 HELEN STREET NORTHCOTE VIC 3070	\$980,000	04-Mar-23
2C SLATER STREET NORTHCOTE VIC 3070	\$970,000	13-May-23

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 6 months.

This Statement of Information was prepared on: 16 August 2023

**4/84 HELEN STREET NORTHCOTE  
VIC 3070**

Sold Price

**\$980,000**

Sold Date

**04-Mar-23** 3  2  1

Distance

**0.52km****2C SLATER STREET NORTHCOTE  
VIC 3070**

Sold Price

**\$970,000**

Sold Date

**13-May-23** 2  1  1

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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