

# 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

5 Creek Parade, 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 \$1,700,000 & \$1,870,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 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	227 Barkly St FITZROY NORTH 3068	\$1,900,000	29/03/2023
2	25 Knowles St NORTHCOTE 3070	\$1,900,000	19/02/2023
3	417 Clarke St NORTHCOTE 3070	\$1,740,000	29/04/2023

**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:

07/08/2023 12:10

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

June quarter 2023: \$1,585,000



4   2   1

**Property Type:** House

**Land Size:** 471 sqm approx

Agent Comments

## Comparable Properties



**227 Barkly St FITZROY NORTH 3068 (REI)**

Agent Comments

4   1   2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 29/03/2023

**Property Type:** House

**Land Size:** 450 sqm approx



**25 Knowles St NORTHCOTE 3070 (REI/VG)**

Agent Comments

5   3   2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 19/02/2023

**Property Type:** House

**Land Size:** 367 sqm approx

**417 Clarke St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 445 sqm approx

Account - Jellis Craig