

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

8/138 DAREBIN ROAD NORTHCOTE VIC 3070

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|---|-----------|-----------|
| 207/2B DENNIS STREET NORTHCOTE VIC 3070 | \$690,000 | 24-Nov-23 |
| 101/405 HIGH STREET NORTHCOTE VIC 3070 | \$710,000 | 23-Oct-23 |
| 5/12 BALLANTYNE STREET THORNBURY VIC 3071 | \$670,000 | 31-Aug-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: 11 January 2024


**207/2B DENNIS STREET
NORTHCOTE VIC 3070**
 2
  2
  1

 Sold Price ^{RS} **\$690,000** Sold Date **24-Nov-23**

 Distance **0.87km**

**101/405 HIGH STREET
NORTHCOTE VIC 3070**
 2
  2
  1

 Sold Price **\$710,000** Sold Date **23-Oct-23**

 Distance **1.03km**

**5/12 BALLANTYNE STREET
THORNBURY VIC 3071**
 2
  2
  1

 Sold Price **\$670,000** Sold Date **31-Aug-23**

 Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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