

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

8/54 CUNNINGHAM STREET 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,656,500

Property type

House

Suburb

Northcote

Period-from

01 Jun 2023

to

31 May 2024

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

7/22 WESTGARTH STREET NORTHCOTE VIC 3070	\$335,000	02-Apr-24
1/54 CUNNINGHAM STREET NORTHCOTE VIC 3070	\$555,000	16-Feb-24
4/27 JESSIE STREET NORTHCOTE VIC 3070	\$350,000	14-Dec-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 June 2024

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**7/22 WESTGARTH STREET
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$335,000** Sold Date **02-Apr-24**

Distance **0.35km**



**1/54 CUNNINGHAM STREET
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$555,000** Sold Date **16-Feb-24**

Distance **0km**



**4/27 JESSIE STREET NORTHCOTE
 VIC 3070**

1 1 1

Sold Price **\$350,000** Sold Date **14-Dec-23**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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