# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	96 Emmaline Street, Northcote Vic 3070
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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### Median sale price

Median price	\$1,725,000	Pro	perty Type	House		Suburb	Northcote
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	23 Gladstone Av NORTHCOTE 3070	\$1,560,000	20/03/2025
2	3 Gooch St THORNBURY 3071	\$1,600,000	29/11/2024
3	50 Union St NORTHCOTE 3070	\$1,538,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2025 13:25









**Property Type:** House (Res) **Land Size:** 309 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price March quarter 2025: \$1,725,000

# Comparable Properties



23 Gladstone Av NORTHCOTE 3070 (REI)

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**Price:** \$1,560,000 **Method:** Auction Sale **Date:** 20/03/2025

Property Type: House (Res)

**Agent Comments** 



3 Gooch St THORNBURY 3071 (REI/VG)

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**a**.

Price: \$1,600,000

Method: Sold Before Auction

Date: 29/11/2024

**Property Type:** House (Res) **Land Size:** 246 sqm approx

**Agent Comments** 



50 Union St NORTHCOTE 3070 (REI/VG)

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Agent Comments

**Price:** \$1,538,000 **Method:** Auction Sale **Date:** 23/11/2024

Rooms: 4

**Property Type:** House (Res) **Land Size:** 225 sgm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133





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