

## 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

128 Clarke 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)

Range between

\$1,750,000

&

\$1,800,000

#### Median sale price

Median price

\$1,178,500

House

X

Unit

Suburb

Northcote

Period - From

01/04/2019

to

30/06/2019

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	5 Spain Ct NORTHCOTE 3070	\$1,850,000	06/03/2019
2	15 Cunningham St NORTHCOTE 3070	\$1,800,000	25/03/2019
3	120 Clarke St NORTHCOTE 3070	\$1,610,000	10/04/2019

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.



4   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 425 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,800,000  
**Median House Price**  
June quarter 2019: \$1,178,500

## Comparable Properties



**5 Spain Ct NORTHCOTE 3070 (VG)**

3   -   -

**Price:** \$1,850,000  
**Method:** Sale  
**Date:** 06/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 494 sqm approx

Agent Comments

3 bed 2 bath 2 car home in comparable location on a slightly larger allotment of land. Updated internally. Sold off market. Different style of home - brick facade.



**15 Cunningham St NORTHCOTE 3070 (REI/VG)**

3   2   1

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 402 sqm approx

Agent Comments

Similar style of home on a smaller allotment of land.



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

3   2   1

**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 10/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 380 sqm approx

Agent Comments

Smaller home on a smaller allotment of land a few doors further down the hill.