

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

1/89 Kellett 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2018

to

30 Nov 2019

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

21A Victoria Road Northcote VIC 3070	\$890,000	09-Nov-19
18 Swift Street Northcote VIC 3070	\$920,000	26-Oct-19
5/12 Farnan Street Northcote VIC 3070	\$990,000	03-Jul-19

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: 03 December 2019



21A Victoria Road Northcote VIC 3070

 3  2  2

Sold Price

^{RS} **\$890,000**

Sold Date **09-Nov-19**

Distance **1.57km**



18 Swift Street Northcote VIC 3070

 3  2  2

Sold Price

^{RS} **\$920,000**

Sold Date **26-Oct-19**

Distance **0.39km**



5/12 Farnan Street Northcote VIC 3070

 3  2  1

Sold Price

\$990,000

Sold Date **03-Jul-19**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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