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<br>Including suburb and postcode | 1/44-46 James Street, Northcote Vic 3070 |

## Indicative selling price

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

Range between $870,000 & $920,000

## Median sale price

Median price $690,000 Property Type Unit Suburb Northcote

Period - From 01/01/2023 to 31/03/2023 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 | 74 Separation St FAIRFIELD 3078 | $910,000 | 18/02/2023 |
| 2 | 21/26-36 High St NORTHCOTE 3070 | $901,000 | 04/03/2023 |
| 3 | 4/116 Nicholson St BRUNSWICK EAST 3057 | $885,000 | 31/05/2023 |

**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.~~

This Statement of Information was prepared on: 03/07/2023 12:19

# 1/44-46 James Street, Northcote Vic 3070

John Karr
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2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$870,000 - $920,000
**Median Unit Price**
March quarter 2023: $690,000

## Comparable Properties



**74 Separation St FAIRFIELD 3078 (REI/VG)**

2 2 1

**Price:** $910,000
**Method:** Auction Sale
**Date:** 18/02/2023
**Property Type:** Townhouse (Res)

Agent Comments



**21/26-36 High St NORTHCOTE 3070 (REI)**

2 1 2

**Price:** $901,000
**Method:** Auction Sale
**Date:** 04/03/2023
**Property Type:** Townhouse (Res)

Agent Comments



**4/116 Nicholson St BRUNSWICK EAST 3057 (REI)**

2 1 1

**Price:** $885,000
**Method:** Private Sale
**Date:** 31/05/2023
**Property Type:** Townhouse (Single)

Agent Comments



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