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 Park Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 30/06/2023 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	9 Plant St NORTHCOTE 3070	$1,766,000	20/05/2023
2	19 Claude St NORTHCOTE 3070	$1,700,000	23/02/2023
3	64 Elm St NORTHCOTE 3070	$1,565,000	27/05/2023

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: 17/08/2023 14:59

8 Park Street, Northcote Vic 3070

Sam Rigopoulos
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
June quarter 2023: $1,585,000

Comparable Properties



9 Plant St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,766,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments



19 Claude St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,700,000
Method: Sold Before Auction
Date: 23/02/2023
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments



64 Elm St NORTHCOTE 3070 (VG)

3 - -

Price: $1,565,000
Method: Sale
Date: 27/05/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 227 sqm approx

Agent Comments

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