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	101/16 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price $780,000

Median sale price

Median price $650,000 Property Type Unit Suburb Northcote

Period - From 10/02/2024 to 09/02/2025 Source Property Data

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	9/4 Mccracken Av NORTHCOTE 3070	$798,000	21/09/2024
2	4/60 High St NORTHCOTE 3070	$810,000	12/10/2024
3			

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: 10/02/2025 14:29

101/16 Separation Street, Northcote Vic 3070

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$780,000
Median Unit Price
10/02/2024 - 09/02/2025: $650,000

Comparable Properties



9/4 Mccracken Av NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $798,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments



4/60 High St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $810,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments

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.

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