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 | 2/197 Separation Street, Northcote Vic 3070 |

## Indicative selling price

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

Range between $1,080,000 & $1,160,000

## Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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 | 1A Alston St THORNBURY 3071 | $1,090,000 | 05/10/2024 |
| 2 | 3/65 Station St FAIRFIELD 3078 | $1,095,000 | 25/09/2024 |
| 3 | 3/10 Langwells Pde NORTHCOTE 3070 | $1,210,000 | 13/09/2024 |

**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: 22/01/2025 15:55

# 2/197 Separation Street, Northcote Vic 3070

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3 3 2

**Rooms:** 4
**Property Type:** Townhouse
**Land Size:** Strata sqm approx

**Indicative Selling Price**
$1,080,000 - $1,160,000
**Median Unit Price**
December quarter 2024: $630,000

Agent Comments

Quietly set back in a boutique block of four stands this substantial 3 bedroom, 3.5 bathroom townhouse showcasing a stunning fusion of contemporary design and luxurious detailing.

## Comparable Properties



**1A Alston St THORNBURY 3071 (REI)**

3 2 2

**Price:** $1,090,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Property Type:** Townhouse (Res)

Agent Comments



**3/65 Station St FAIRFIELD 3078 (REI)**

3 2 2

**Price:** $1,095,000
**Method:** Private Sale
**Date:** 25/09/2024
**Property Type:** Townhouse (Single)

Agent Comments



**3/10 Langwells Pde NORTHCOTE 3070 (REI)**

3 2 1

**Price:** $1,210,000
**Method:** Private Sale
**Date:** 13/09/2024
**Property Type:** Townhouse (Res)

Agent Comments



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