

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

202/44 Eastment Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Northcote

Period - From

01/10/2020

to

30/09/2021

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.

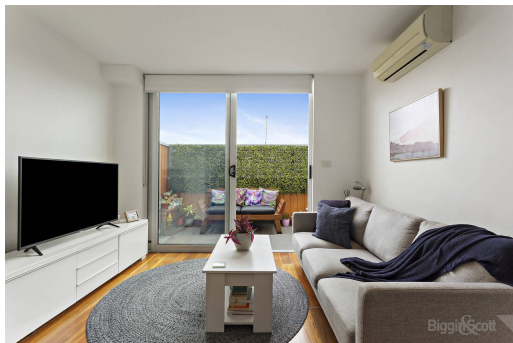
	Address of comparable property	Price	Date of sale
1	2/28 Wilmoth St NORTHCOTE 3070	\$425,000	09/12/2021
2	7/2d Cunningham St NORTHCOTE 3070	\$425,000	01/11/2021
3	6/54 Emmaline St NORTHCOTE 3070	\$420,000	15/12/2021

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:

17/01/2022 10:41



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$429,000

Median Unit Price

Year ending September 2021: \$680,000

Comparable Properties



2/28 Wilmoth St NORTHCOTE 3070 (REI)

Agent Comments

 1
  1
  1

Price: \$425,000

Method: Sold Before Auction

Date: 09/12/2021

Property Type: Unit



7/2d Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$425,000

Method: Private Sale

Date: 01/11/2021

Property Type: Apartment



6/54 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments

 1
  1
  1

Price: \$420,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment

Land Size: 55 sqm approx