

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

211/114 HELEN STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

203/44 EASTMENT STREET NORTHCOTE VIC 3070	\$437,000	29-Jan-22
6/54 EMMALINE STREET NORTHCOTE VIC 3070	\$420,000	15-Dec-21
208/68 GADD STREET NORTHCOTE VIC 3070	\$420,000	19-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 24 May 2022

**203/44 EASTMENT STREET
NORTHCOTE VIC 3070**

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Sold Price **\$437,000** Sold Date **29-Jan-22**Distance **0.39km****6/54 EMMALINE STREET
NORTHCOTE VIC 3070**

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Sold Price **\$420,000** Sold Date **15-Dec-21**Distance **0.77km****208/68 GADD STREET
NORTHCOTE VIC 3070**

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Sold Price ^{RS} **\$420,000** Sold Date **19-Apr-22**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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