

# 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

1/5 Emmaline Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$783,500

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2024

to

30/06/2024

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	5/22 Westgarth St NORTHCOTE 3070	\$615,000	16/08/2024
2	8/10 Normanby Av THORNBURY 3071	\$629,000	07/08/2024
3	112/5 Beavers Rd NORTHCOTE 3070	\$615,000	15/07/2024

**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:

08/10/2024 16:42



**Property Type:**

Agent Comments

## Comparable Properties



**5/22 Westgarth St NORTHCOTE 3070 (REI/VG)** Agent Comments



**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 16/08/2024

**Property Type:** Apartment



**8/10 Normanby Av THORNBURY 3071 (REI)** Agent Comments



**Price:** \$629,000

**Method:** Private Sale

**Date:** 07/08/2024

**Property Type:** Apartment



**112/5 Beavers Rd NORTHCOTE 3070 (REI/VG)** Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 15/07/2024

**Property Type:** Apartment

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