

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

5/34 Mitchel St, Northcote Vic 3070

Indicative selling price

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

Range between \$545,000 & \$599,500

Median sale price

Median price \$632,500 Property Type Unit Suburb Northcote

Period - From 04/03/2020 to 03/03/2021 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	3/68 Bridge St NORTHCOTE 3070	\$585,000	02/12/2020
2	12/4 Mccracken Av NORTHCOTE 3070	\$570,000	21/11/2020
3	4/22 Westgarth St NORTHCOTE 3070	\$568,000	18/12/2020

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: 04/03/2021 17:21

5/34 Mitchel St, Northcote Vic 3070



2 1 1

Rooms: 4

Property Type: Flat/Apartment

Agent Comments

First Floor Open plan apartment with secure car park

Indicative Selling Price

\$545,000 - \$599,500

Median Unit Price

04/03/2020 - 03/03/2021: \$632,500

The 3 chosen Properties are Comparable in my opinion and within 2kms of the subject Property.

Comparable Properties



3/68 Bridge St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$585,000

Method: Private Sale

Date: 02/12/2020

Property Type: Unit



12/4 Mccracken Av NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 21/11/2020

Property Type: Apartment



4/22 Westgarth St NORTHCOTE 3070 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$568,000

Method: Sold Before Auction

Date: 18/12/2020

Property Type: Apartment

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