

STATEMENT OF INFORMATION

30 GLANFIELD STREET, NORTHCOTE, VIC 3070

PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 GLANFIELD STREET, NORTHCOTE, VIC  3  1  2

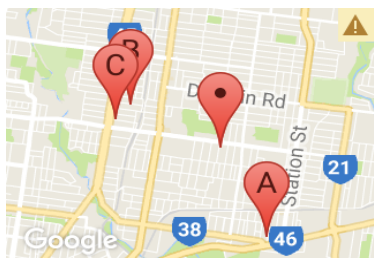
Indicative Selling Price

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

Price Range: 1,250,000 to 1,350,000

Provided by: Rob D'Agostino, First National Adio

MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (House)

\$1,310,000

01 October 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



10 RATHMINES ST, FAIRFIELD, VIC 3078

 4  2  1

Sale Price

\$1,275,000

Sale Date: 16/02/2018

Distance from Property: 1.4km



77 GLADSTONE AVE, NORTHCOTE, VIC 3070

 2  1  -

Sale Price

***\$1,266,000**

Sale Date: 21/02/2018

Distance from Property: 1.3km



112 ELM ST, NORTHCOTE, VIC 3070

 2  1  1

Sale Price

\$1,275,000

Sale Date: 06/02/2018

Distance from Property: 1.4km



This report has been compiled on 31/05/2018 by First National Real Estate - Adio. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 GLANFIELD STREET, NORTHCOTE, VIC 3070

Indicative selling price

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

Price Range: 1,250,000 to 1,350,000

Median sale price

Median price \$1,310,000

House

Unit

Suburb

NORTHCOTE

Period 01 October 2017 to 31 March 2018

Source



Comparable property sales

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
10 RATHMINES ST, FAIRFIELD, VIC 3078	\$1,275,000	16/02/2018
77 GLADSTONE AVE, NORTHCOTE, VIC 3070	*\$1,266,000	21/02/2018
112 ELM ST, NORTHCOTE, VIC 3070	\$1,275,000	06/02/2018