

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 101 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Single price \$769,000

Median sale price

Median price \$635,250 House Unit X Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 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	4/228 Victoria Rd NORTHCOTE 3070	\$800,000	16/09/2017
2	6/54 Clarendon St THORNBURY 3071	\$775,000	13/06/2017
3	2/228 Victoria Rd NORTHCOTE 3070	\$699,000	06/05/2017

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.



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



4/228 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)



6/54 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: Townhouse (Single)



2/228 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$699,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Townhouse (Res)