

Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Date of sale

Generated: 25/10/2017 16:23

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	101 Victoria Road, Northcote Vic 3070
Including suburb and	
postcode	

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	Hou	se	Unit	Х	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

	are on the control property		
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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919





Price



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Indicative Selling Price \$769,000 **Median Unit Price** September quarter 2017: \$635,250



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



4/228 Victoria Rd NORTHCOTE 3070 (REI)

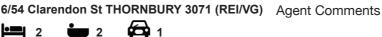
Price: \$800,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)







Price: \$775,000 Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: Townhouse (Single)









Price: \$699.000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: Townhouse (Res)

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Agent Comments

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