

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
66 St Georges Road, Northcote Vic 3070**Indicative selling price**

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

Single price \$519,000

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	210/231 St Georges Rd NORTHCOTE 3070	\$555,000	16/06/2017
2	101/58 St Georges Rd NORTHCOTE 3070	\$535,000	05/07/2017
3	1/136 St Georges Rd NORTHCOTE 3070	\$503,000	15/06/2017

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: Strata Unit/Flat

Agent Comments

Comparable Properties

210/231 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 16/06/2017

Rooms: -

Property Type: Apartment

101/58 St Georges Rd NORTHCOTE 3070 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 05/07/2017

Rooms: -

Property Type: Strata Flat - Single OYO Flat



1/136 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$503,000

Method: Sold Before Auction

Date: 15/06/2017

Rooms: -

Property Type: Apartment