

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

2 Balgonie Place, Northcote Vic 3070

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,325,000 House X Unit Suburb Northcote

Period - From 01/04/2017 to 30/06/2017 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	1 Claude St NORTHCOTE 3070	\$874,000	15/08/2017
2	97 Thomson St NORTHCOTE 3070	\$825,000	13/06/2017
3	7a St Georges Rd NORTHCOTE 3070	\$805,000	27/05/2017

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: House
Land Size: 130.183 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2017: \$1,325,000

Comparable Properties



1 Claude St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$874,000
Method: Private Sale
Date: 15/08/2017
Rooms: -
Property Type: House



97 Thomson St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 13/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 357 sqm approx



7a St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 294 sqm approx