

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

203c/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$579,500

House

Unit

X

Suburb

Northcote

Period - From

01/10/2017

to

30/09/2018

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	609/8 Breavington Way NORTHCOTE 3070	\$540,000	30/06/2018
2	4/442 High St NORTHCOTE 3070	\$535,000	28/09/2018
3	49/26-36 High St NORTHCOTE 3070	\$531,000	21/11/2018

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:
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
Year ending September 2018: \$579,500

Comparable Properties



609/8 Breavington Way NORTHCOTE 3070 (REI)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: Apartment



4/442 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 28/09/2018
Rooms: -
Property Type: Apartment



49/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$531,000
Method: Private Sale
Date: 21/11/2018
Rooms: -
Property Type: Apartment