

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

28 Plant Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,230,000

Median sale price

Median price

\$1,330,000

House

X

Unit

Suburb

Northcote

Period - From

01/07/2016

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	9 Brooke St NORTHCOTE 3070	\$1,255,000	18/03/2017
2	128 Charles St NORTHCOTE 3070	\$1,240,000	24/06/2017
3	41 Barry St NORTHCOTE 3070	\$1,225,000	12/08/2017

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
Agent Comments

Indicative Selling Price
\$1,230,000
Median House Price
Year ending June 2017: \$1,330,000

Comparable Properties



9 Brooke St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 3
Property Type: House (Res)
Land Size: 314 sqm approx



128 Charles St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)



41 Barry St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 260 sqm approx