

### 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

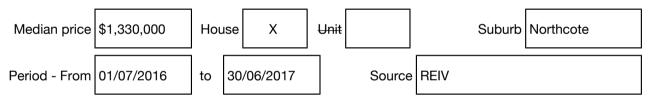
28 Plant Street, Northcote Vic 3070

#### Indicative selling price

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

Single price \$1,230,000

#### Median sale price



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Agent Comments Indicative Selling Price \$1,230,000 Median House Price Year ending June 2017: \$1,330,000

## **Comparable Properties**



Price: \$1,255,000 Method: Auction Sale

9 Brooke St NORTHCOTE 3070 (REI)

Date: 18/03/2017 Rooms: 3 Property Type: House (Res) Land Size: 314 sqm approx

Agent Comments

Agent Comments



128 Charles St NORTHCOTE 3070 (REI)

Price: \$1,240,000 Method: Auction Sale Date: 24/06/2017 Rooms: -

Property Type: House (Res)

41 Barry St NORTHCOTE 3070 (REI)



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

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