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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Burt Street Northcote VIC 3070

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

## Median Sale Price

\$1,350,000 Houses in Northcote between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**190 Separation Street Northcote VIC 3070**

 2  1  2

Sold Price **\$1,050,000**

Sold Date **07-Apr-18**

Distance **0.36km**



**31 Kellett Street Northcote VIC 3070**

 3  1  1

Sold Price **\$1,160,000**

Sold Date **16-May-18**

Distance **0.36km**



**75 Jenkins Street Northcote VIC 3070**

 3  1  1

Sold Price **\$1,150,000**

Sold Date **23-Aug-18**

Distance **0.66km**

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