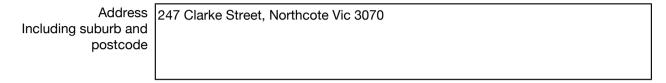
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$2,150,000

Median sale price

Median price	\$1,503,000	Hou	use X	Unit		Suburb	Northcote
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

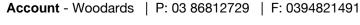
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	299 Clarke St NORTHCOTE 3070	\$2,000,000	15/05/2018
2	8 Membrey St NORTHCOTE 3070	\$2,015,000	24/03/2018
3	26 Plant St NORTHCOTE 3070	\$2,120,000	12/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.









Generated: 22/08/2018 13:44









Property Type: House (Res) Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price \$2,150,000 **Median House Price** June guarter 2018: \$1,503,000

Comparable Properties



299 Clarke St NORTHCOTE 3070 (REI)



2

Price: \$2,000,000 Method: Private Sale Date: 15/05/2018

Rooms: -

Property Type: House

Agent Comments



8 Membrey St NORTHCOTE 3070 (REI/VG)







Price: \$2,015,000 Method: Auction Sale Date: 24/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 514 sqm approx Agent Comments



26 Plant St NORTHCOTE 3070 (REI)





Price: \$2,120,000 Method: Private Sale Date: 12/05/2018

Rooms: -

Property Type: House

Agent Comments

Account - Woodards | P: 03 86812729 | F: 0394821491





Generated: 22/08/2018 13:44