

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

247 Clarke Street, Northcote Vic 3070

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

House

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.

	Address 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 comparable properties were sold within two kilometres of the property for sale in the last six months.

247 Clarke Street, Northcote Vic 3070



 4  2  1

Rooms: 6
Property Type: House (Res)
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000

Median House Price
June quarter 2018: \$1,503,000

Comparable Properties



299 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

 5  2  1

Price: \$2,000,000
Method: Private Sale
Date: 15/05/2018
Rooms: -
Property Type: House



8 Membrey St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,015,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 514 sqm approx



26 Plant St NORTHCOTE 3070 (REI)

Agent Comments

 4  1  -

Price: \$2,120,000
Method: Private Sale
Date: 12/05/2018
Rooms: -
Property Type: House