

# 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

3 Cain Avenue, Northcote Vic 3070

### Indicative selling price

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

Range between \$950,000

&

\$1,000,000

### Median sale price

Median price \$1,486,500

Property Type House

Suburb Northcote

Period - From 01/01/2020

to 31/03/2020

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	4/17 John St CLIFTON HILL 3068	\$1,015,000	14/05/2020
2	3/245 Heidelberg Rd NORTHCOTE 3070	\$1,000,000	14/12/2019
3	106b South Cr NORTHCOTE 3070	\$980,000	28/03/2020

**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.~~

This Statement of Information was prepared on:

01/06/2020 11:53

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**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median House Price**

March quarter 2020: \$1,486,500



🛏 2   🛏 1   🚗 1

**Property Type:** House

**Land Size:** 155 sqm approx

Agent Comments

## Comparable Properties



4/17 John St CLIFTON HILL 3068 (REI)

Agent Comments

🛏 3   🛏 2   🚗 1

**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 14/05/2020

**Property Type:** Townhouse (Single)

**Land Size:** 81 sqm approx



3/245 Heidelberg Rd NORTHCOTE 3070 (REI)

Agent Comments

🛏 2   🛏 1   🚗 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)



106b South Cr NORTHCOTE 3070 (REI)

Agent Comments

🛏 3   🛏 2   🚗 1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 28/03/2020

**Property Type:** Townhouse (Single)