

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

57 Leinster Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,330,000

House

X

Unit

Suburb Northcote

Period - From 01/07/2016

to

30/06/2017

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	162 Smith St THORNBURY 3071	\$1,100,000	01/07/2017
2	15 Bird Av NORTHCOTE 3070	\$1,070,000	16/07/2017
3	238 St Georges Rd NORTHCOTE 3070	\$1,055,000	29/04/2017

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.



Rooms: 5

Property Type: House

Land Size: 404 sqm approx

Agent Comments

Comparable Properties

162 Smith St THORNBURY 3071 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 342 sqm approx



15 Bird Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 16/07/2017

Rooms: 5

Property Type: House



238 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 364 sqm approx