#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

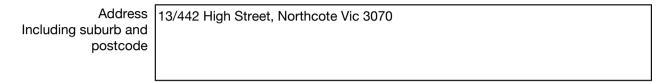
#### Section 47AF of the Estate Agents Act 1980

**Price** 

Date of sale

Generated: 17/08/2018 09:46

#### Property offered for sale



#### Indicative selling price

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

Single price \$540,000

#### Median sale price

Median price	\$604,000	Hou	ıse See	Unit	Х	Suburb	Northcote
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

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

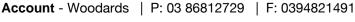
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

1	6/414 High St NORTHCOTE 3070	\$579,000	02/06/2018
2	14/442-446 High St NORTHCOTE 3070	\$555,000	28/07/2018
3	4/22 Thomson St NORTHCOTE 3070	\$545,000	14/04/2018

#### 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.













Rooms: 3

Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$540,000 Median Unit Price June quarter 2018: \$604,000

# Comparable Properties



6/414 High St NORTHCOTE 3070 (REI/VG)

**=**| 2

**6** 

Agent Comments

Price: \$579,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

**Property Type:** Apartment **Land Size:** 655 sqm approx



14/442-446 High St NORTHCOTE 3070 (REI)

**-**2

**:** 

1 - -

Method: Sold Before Auction

Date: 28/07/2018

Price: \$555,000

Rooms: -

Property Type: Apartment



4/22 Thomson St NORTHCOTE 3070 (REI/VG)

**60)** 1

**-** 2 **-** 1

Price: \$545,000 Method: Auction Sale Date: 14/04/2018

Rooms: 3

Property Type: Apartment

Agent Comments

**Agent Comments** 

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





Generated: 17/08/2018 09:46