

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

64 Charles Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2018

to

30/06/2019

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	17 Alexandra St THORNBURY 3071	\$1,100,000	31/08/2019
2	5 Ivan St FITZROY NORTH 3068	\$1,070,000	24/08/2019
3	12 Ivan St FITZROY NORTH 3068	\$1,055,000	23/09/2019

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:

14/10/2019 15:15



 3  1 

Property Type: House (Res)
Land Size: 211 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000

Median House Price
 Year ending June 2019: \$1,280,000

Comparable Properties



17 Alexandra St THORNBURY 3071 (REI)

Agent Comments

 2  1  -

Price: \$1,100,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)



5 Ivan St FITZROY NORTH 3068 (REI)

Agent Comments

 2  1  -

Price: \$1,070,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 4
Property Type: House (Res)



12 Ivan St FITZROY NORTH 3068 (REI)

Agent Comments

 3  1  -

Price: \$1,055,000
Method: Private Sale
Date: 23/09/2019
Property Type: House