

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

13 Aberdeen Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Northcote

Period - From 01/07/2019

to 30/09/2019

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	11 Barry St NORTHCOTE 3070	\$1,432,000	24/08/2019
2	62 Beavers Rd NORTHCOTE 3070	\$1,303,500	12/10/2019
3	2 Ross St NORTHCOTE 3070	\$1,300,000	06/07/2019

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:

21/10/2019 09:51



Property Type: House (Previously Occupied - Detached)

Land Size: 372 sqm approx

Agent Comments

Comparable Properties



11 Barry St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,432,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)



62 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,303,500

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)



2 Ross St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 226 sqm approx