

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

1 Russell Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,800,000

Median sale price

Median price \$1,610,000

House

X

Unit

Suburb Northcote

Period - From 01/01/2018

to

31/03/2018

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	Price	Date of sale
1	74 Jenkins St NORTHCOTE 3070	\$1,870,000	09/12/2017
2	249 Arthur St FAIRFIELD 3078	\$1,800,000	16/12/2017
3	271 Westgarth St NORTHCOTE 3070	\$1,800,000	20/11/2017

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.~~