

## 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

82 Herbert Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$810,000

#### Median sale price

Median price

\$1,287,500

House

X

Unit

Suburb

Northcote

Period - From

01/10/2018

to

31/12/2018

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	14 Turnbull Gr NORTHCOTE 3070	\$860,000	19/11/2018
2	43 Emmaline St NORTHCOTE 3070	\$860,000	04/12/2018
3	91 Beavers Rd NORTHCOTE 3070	\$850,000	24/10/2018

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.



2   
 1   

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 223 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$750,000 - \$810,000

**Median House Price**

December quarter 2018: \$1,287,500

## Comparable Properties

**14 Turnbull Gr NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)

2   
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**Price:** \$860,000

**Method:** Private Sale

**Date:** 19/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 139 sqm approx

**43 Emmaline St NORTHCOTE 3070 (VG)**

[Agent Comments](#)

2   
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**Price:** \$860,000

**Method:** Sale

**Date:** 04/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 260 sqm approx

**91 Beavers Rd NORTHCOTE 3070 (VG)**

[Agent Comments](#)

2   
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**Price:** \$850,000

**Method:** Sale

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 196 sqm approx