

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

5A/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$573,750

House

Unit

X

Suburb

Northcote

Period - From 01/01/2018

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	1/116 Arthurton Rd NORTHCOTE 3070	\$485,000	27/10/2018
2	16/200 Westgarth St NORTHCOTE 3070	\$480,000	14/12/2018
3	102/2-4 Beavers Rd NORTHCOTE 3070	\$462,000	06/12/2018

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.

5A/168 Victoria Road, Northcote Vic 3070

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Indicative Selling Price

\$465,000

Median Unit Price

Year ending December 2018: \$573,750



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/116 Arthurton Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$485,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Unit



16/200 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 14/12/2018

Rooms: -

Property Type: Apartment



102/2-4 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: Apartment