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	Hou	Ise	Unit	х	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.

Add	dress 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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

5A/168 Victoria Road, Northcote Vic 3070





Rooms: Property Type: Agent Comments Daniel D'Assisi 03 9848 7888 0411 863 338 daniel.dassisi@noeljones.com.au

Indicative Selling Price \$465,000 Median Unit Price Year ending December 2018: \$573,750

Comparable Properties



1/116 Arthurton Rd NORTHCOTE 3070 Agent Comments (REI/VG) 2 **5**1 Price: \$485,000 Method: Auction Sale Date: 27/10/2018 Rooms: -Property Type: Unit 16/200 Westgarth St NORTHCOTE 3070 Agent Comments (REI/VG) ία 1 2 Price: \$480.000



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

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