

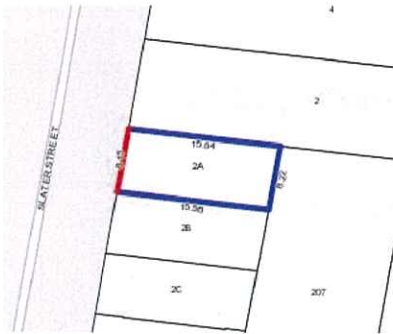
2a Slater Street, Northcote Vic 3070

hockingstuart

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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

June quarter 2017: \$1,325,000

Comparable Properties



6/54 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments



Additional bathroom

Price: \$775,000

Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: Townhouse (Single)



78a Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Larger property with traditional living.

Price: \$775,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 3

Property Type: Townhouse (Res)



33/85c Clyde St THORNBURY 3071 (REI)

Agent Comments



Thornbury address, however an additional bedroom and bathroom.

Price: \$726,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Townhouse (Res)

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

2a Slater Street, Northcote Vic 3070

Indicative selling price

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

Range between \$730,000

&

\$770,000

Median sale price

Median price \$1,325,000

House

X

Unit

Suburb Northcote

Period - From 01/04/2017

to 30/06/2017

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	6/54 Clarendon St THORNBURY 3071	\$775,000	13/06/2017
2	78a Victoria Rd NORTHCOTE 3070	\$775,000	29/04/2017
3	33/85c Clyde St THORNBURY 3071	\$726,000	24/06/2017

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.~~