

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

111C/ 168 Victoria Road, Northcote VIC 3070

Indicative selling price

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

Single price \$ or range between \$ 580,000 & \$ 620,000

Median sale price

Median price \$ 630,000 *House *unit X Suburb or locality NORTHCOTE
 Period - From 2017 Q1 to 2017 Q2 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 106/2 Beavers Road, Northcote	\$ 595,000	25/07/2017
2. 16/26-36 Merri Parade, Northcote	\$ 595,000	24/06/2017
3.		

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.