

## 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 22/26-36 High 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)

Single price \$445,000

#### Median sale price

Median price \$635,250 House Unit X Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 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	105/412 High St NORTHCOTE 3070	\$440,000	10/10/2017
2	2/170 Easey St COLLINGWOOD 3066	\$442,000	09/12/2017
3	301/26-38 Merri Pde NORTHCOTE 3070	\$455,000	02/10/2017

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.

22/26-36 High Street, Northcote Vic 3070



 1  1  2

**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$445,000

**Median Unit Price**

September quarter 2017: \$635,250

## Comparable Properties



**105/412 High St NORTHCOTE 3070 (REI)**

Agent Comments

 1  1  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 10/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/170 Easey St COLLINGWOOD 3066 (REI)**

Agent Comments

 1  1  1

**Price:** \$442,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** Apartment



**301/26-38 Merri Pde NORTHCOTE 3070 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 02/10/2017

**Rooms:** 2

**Property Type:** Apartment