

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

14b/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$515,000 House Unit X Suburb Northcote

Period - From 01/01/2019 to 31/03/2019 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	1/163-171 St Georges Rd NORTHCOTE 3070	\$756,500	02/05/2019
2	6/11 Langwells Pde NORTHCOTE 3070	\$676,500	05/05/2019
3	26 Sparks Av THORNBURY 3071	\$675,500	17/11/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 March quarter 2019: \$515,000

Comparable Properties



1/163-171 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$756,500
Method: Sold Before Auction
Date: 02/05/2019
Rooms: -
Property Type: Townhouse (Res)



6/11 Langwells Pde NORTHCOTE 3070 (REI) Agent Comments



Price: \$676,500
Method: Private Sale
Date: 05/05/2019
Rooms: -
Property Type: Townhouse (Single)

26 Sparks Av THORNBURY 3071 (REI) Agent Comments



Price: \$675,500
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Townhouse (Res)