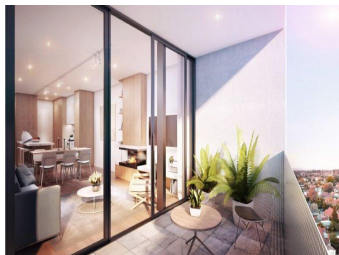


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



208/421 HIGH STREET, NORTHCOTE, VIC

 2  2  1

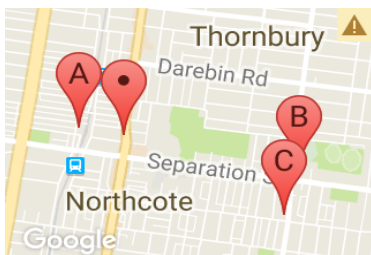
Indicative Selling Price

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

Single Price: **\$630,000**

Provided by: Joseph Sassine, Jason Real Estate Sales PTY LTD

MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (Unit)

\$548,644

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4/16 LATHAM ST, NORTHCOTE, VIC 3070

 2  1  1

Sale Price

***\$610,000**

Sale Date: 25/11/2017

Distance from Property: 298m



304/168 VICTORIA RD, NORTHCOTE, VIC 3070

 2  2  1

Sale Price

***\$625,000**

Sale Date: 09/11/2017

Distance from Property: 1.2km



303/121 VICTORIA RD, NORTHCOTE, VIC 3070

 2  -  -

Sale Price

\$640,500

Sale Date: 03/07/2017

Distance from Property: 1.2km



This report has been compiled on 09/01/2018 by Jason Real Estate Sales PTY LTD. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

208/421 HIGH STREET, NORTHCOTE, VIC 3070

Indicative selling price

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

Single Price:

\$630,000

Median sale price

Median price

\$548,644

House

Unit

X


Suburb

NORTHCOTE

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
4/16 LATHAM ST, NORTHCOTE, VIC 3070	*\$610,000	25/11/2017
304/168 VICTORIA RD, NORTHCOTE, VIC 3070	*\$625,000	09/11/2017
303/121 VICTORIA RD, NORTHCOTE, VIC 3070	\$640,500	03/07/2017