

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

1/30 Ross Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$580,000

House

Unit

X

Suburb

Northcote

Period - From

01/10/2017

to

31/12/2017

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		
2		
3		

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.

1/30 Ross Street, Northcote Vic 3070



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

December quarter 2017: \$580,000

Comparable Properties



8/241 Barkly St FITZROY NORTH 3068 (REI)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 10/01/2018

Rooms: -

Property Type: Apartment



6/16 The Esplanade CLIFTON HILL 3068 (REI)

Agent Comments

1 1 1

Price: \$359,000

Method: Private Sale

Date: 20/02/2018

Rooms: -

Property Type: Apartment

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.