

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

16 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,503,000 House X Unit Suburb Northcote

Period - From 01/04/2018 to 30/06/2018 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 Howitt St NORTHCOTE 3070	\$1,075,000	16/06/2018
2	13 Charles St NORTHCOTE 3070	\$1,065,000	21/03/2018
3	17 Charles St NORTHCOTE 3070	\$995,000	09/03/2018

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.



3 1 0

Rooms:

Property Type: House

Land Size: 276 sqm approx

[Agent Comments](#)

Comparable Properties



1 Howitt St NORTHCOTE 3070 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,075,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 290 sqm approx



13 Charles St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,065,000

Method: Private Sale

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 202 sqm approx



17 Charles St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$995,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 184 sqm approx