

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	18 Swift Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,340,500	Hou	ise X	Unit		Suburb	Northcote
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	20 Hillside Av NORTHCOTE 3070	\$1,402,000	14/11/2018
2	135 Gooch St THORNBURY 3071	\$1,250,000	15/09/2018
3	31 Pender St THORNBURY 3071	\$1,150,000	20/08/2018

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Property Type: House (Previously

Occupied - Detached) Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price \$1,285,000 **Median House Price** September quarter 2018: \$1,340,500

Comparable Properties



20 Hillside Av NORTHCOTE 3070 (REI)

=3







Price: \$1,402,000 Method: Private Sale Date: 14/11/2018

Rooms: -

Property Type: House Land Size: 504 sqm approx

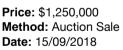
135 Gooch St THORNBURY 3071 (REI/VG)











Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

31 Pender St THORNBURY 3071 (REI/VG)







Agent Comments

Agent Comments

Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 20/08/2018

Rooms: -

Property Type: Land Land Size: 455 sqm approx

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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