

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

18 Swift Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,285,000

Median sale price

Median price \$1,340,500

House

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.

	Address 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.

**Rooms:****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)**

Agent Comments

**Price:** \$1,402,000**Method:** Private Sale**Date:** 14/11/2018**Rooms:** -**Property Type:** House**Land Size:** 504 sqm approx**135 Gooch St THORBURY 3071 (REI/VG)**

Agent Comments

**Price:** \$1,250,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 534 sqm approx**31 Pender St THORBURY 3071 (REI/VG)**

Agent Comments

**Price:** \$1,150,000**Method:** Private Sale**Date:** 20/08/2018**Rooms:** -**Property Type:** Land**Land Size:** 455 sqm approx