

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

2/57 Walker Street, Northcote Vic 3070

Indicative selling price

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

Range between \$485,000

&

\$530,000

Median sale price

Median price \$635,250

House

Unit

X

Suburb Northcote

Period - From 01/07/2017

to 30/09/2017

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	12/27 Jessie St NORTHCOTE 3070	\$500,000	13/11/2017
2	1/72 Ross St NORTHCOTE 3070	\$515,000	23/09/2017
3	3/94 Union St NORTHCOTE 3070	\$540,000	13/11/2017

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.~~

2/57 Walker Street, Northcote Vic 3070



 2  1  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$485,000 - \$530,000

Median Unit Price

September quarter 2017: \$635,250

Comparable Properties



12/27 Jessie St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 13/11/2017

Rooms: -

Property Type: Apartment



1/72 Ross St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$515,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: Apartment



3/94 Union St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 13/11/2017

Rooms: -

Property Type: Apartment