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	2/57 Walker Street, Northcote Vic 3070
Including suburb and	
postcode	

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	Hou	ISC	Unit	х	Suburb	Northcote
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

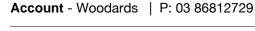
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.









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)

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Price: \$500.000 Method: Private Sale Date: 13/11/2017

Rooms: -

Property Type: Apartment

Agent Comments



1/72 Ross St NORTHCOTE 3070 (REI)





Price: \$515,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4

Property Type: Apartment

Agent Comments



3/94 Union St NORTHCOTE 3070 (REI)



Price: \$540,000 Method: Private Sale Date: 13/11/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 86812729

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