

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

451 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,095,000

&

\$1,200,000

Median sale price

Median price \$1,350,000

House

X

Unit

Suburb Northcote

Period - From 01/10/2017

to

31/12/2017

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	26 Oldis Av NORTHCOTE 3070	\$1,120,000	16/12/2017
2	74 Mitchell St NORTHCOTE 3070	\$1,135,000	09/12/2017
3	8 Monash Av THORNBURY 3071	\$1,190,000	17/03/2018

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.

451 Clarke Street, Northcote Vic 3070



2 1 1

Rooms: 3
Property Type: House/Land
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$1,095,000 - \$1,200,000
Median House Price
December quarter 2017: \$1,350,000

Comparable Properties



26 Oldis Av NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 250 sqm approx



74 Mitchell St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$1,135,000
Method: Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 247 sqm approx



8 Monash Av THORBURY 3071 (REI)

Agent Comments

3 1 -

Price: \$1,190,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 337 sqm approx