HAUGHTON STOTS

03 9497 1990 0418 589 911

chrisdz@haus.com.au

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	5/116 Arthurton Road, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.go	v.au/underquoting
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Range betwee	n \$400,000	&	\$440,000		
Median sale price					
Median price	\$579,500	House	nit X	Suburb Northcote	
Period - From	01/10/2017	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	15/25 Veronica St NORTHCOTE 3070	\$440,000	02/07/2018
2	4/50 Woolton Av THORNBURY 3071	\$428,000	11/07/2018
3	13/174 Victoria St BRUNSWICK 3056	\$410,000	17/10/2018

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.

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

5/116 Arthurton Road, Northcote Vic 3070

HAUGHTON STOTTS

Chris Dzanovski 03 9497 1990 0418 589 911

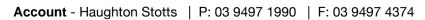
chrisdz@haus.com.au



Rooms: Property Type: Flat Land Size: 1883.603 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending September 2018: \$579,500

Comparable Properties

	15/25 Veronica St NORTHCOTE 3070 (VG) 2 - 2	Agent Comments	
	Price: \$440,000 Method: Sale Date: 02/07/2018 Rooms: - Property Type: Retirement Village Individual Flat/Unit		
1	4/50 Woolton Av THORNBURY 3071 (VG) → 2 → - → - Price: \$428,000	Agent Comments	
· IIII	Method: Sale Date: 11/07/2018 Rooms: - Property Type: Flat/Unit/Apartment (Res)		
Portanan	13/174 Victoria St BRUNSWICK 3056 (REI) 2 1 -	Agent Comments	
	Price: \$410,000 Method: Private Sale Date: 17/10/2018 Rooms: 3 Property Type: Apartment		



property data

REIV

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