

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

5/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$579,500

House

Unit

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.~~



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Rooms:

Property Type: Flat

Land Size: 1883.603 sqm approx

Agent Comments

Comparable Properties

15/25 Veronica St NORTHCOTE 3070 (VG)

Agent Comments

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Price: \$440,000

Method: Sale

Date: 02/07/2018

Rooms: -

Property Type: Retirement Village Individual Flat/Unit



4/50 Woolton Av THORBURY 3071 (VG)

Agent Comments

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Price: \$428,000

Method: Sale

Date: 11/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



13/174 Victoria St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$410,000

Method: Private Sale

Date: 17/10/2018

Rooms: 3

Property Type: Apartment