

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

232 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$568,750

Property Type

Unit

Suburb

Northcote

Period - From

07/11/2018

to

06/11/2019

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	6/163-171 St Georges Rd NORTHCOTE 3070	\$750,000	10/08/2019
2	2/11 Holmes St BRUNSWICK EAST 3057	\$741,000	04/09/2019
3	6/118 Miller St FITZROY NORTH 3068	\$720,000	25/05/2019

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.~~

This Statement of Information was prepared on:

07/11/2019 16:25



Property Type: House (Res)

Agent Comments



Comparable Properties



6/163-171 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)



2/11 Holmes St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$741,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Townhouse (Res)



6/118 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)