Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	232 St Georges Road, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$568,750	Pro	perty Type U	Init		Suburb	Northcote
Period - From	07/11/2018	to	06/11/2019	s	ource	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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 07/11/2018 - 06/11/2019: \$568,750





Comparable Properties



6/163-171 St Georges Rd NORTHCOTE 3070

(REI) **└─** 2

Price: \$750,000 Method: Auction Sale Date: 10/08/2019

Property Type: Townhouse (Res)

Agent Comments



2/11 Holmes St BRUNSWICK EAST 3057 (REI) Agent Comments



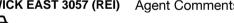


Price: \$741,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Townhouse (Res)





6/118 Miller St FITZROY NORTH 3068 (REI)

Price: \$720,000 Method: Auction Sale Date: 25/05/2019

Property Type: Townhouse (Res)

Agent Comments

