

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 16 Hunter Street, Northcote

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,200,000 & \$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,200,000

\*House

X

Suburb NORTHCOTE

Period - From January 2017 to July 2017

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

**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. 44 Bent Street, Northcote      | \$1,232,000 | 3/6/2017     |
| 2. 6 Robbs Parade, Northcote      | \$1,225,000 | 20/1/2017    |
| 3. 83 Gladstone Avenue, Northcote | \$1,215,000 | 18/3/2017    |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 21 July 2017.