

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

6/210 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Northcote

Period - From 01/07/2019

to 30/09/2019

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	10/51 Cunningham St NORTHCOTE 3070	\$386,000	10/08/2019
2	8/9-11 Walker St NORTHCOTE 3070	\$370,000	17/06/2019
3	7/15 Kemp St THORNBURY 3071	\$340,000	04/09/2019

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 10:11



Property Type: Apartment

Agent Comments

Comparable Properties



10/51 Cunningham St NORTHCOTE 3070 (REI) **Agent Comments**



Price: \$386,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Apartment



8/9-11 Walker St NORTHCOTE 3070 (REI) **Agent Comments**



Price: \$370,000

Method: Private Sale

Date: 17/06/2019

Property Type: Apartment



7/15 Kemp St THORNBURY 3071 (REI/VG) **Agent Comments**



Price: \$340,000

Method: Private Sale

Date: 04/09/2019

Property Type: Apartment