

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

101/332 High Street, Northcote 3070

Indicative selling price

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

Single price \$490,000 or range between &

Median sale price

Median price \$510,000 *House *unit x Suburb or locality Northcote
Period - From Feb 2017 to Jan 2018 Source Core Logic RP Data

Comparable property sales

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. 111/332 High Street Northcote	\$521,000	16/1/18
2. 110/332 High Street Northcote	\$506,000	25/9/17
3. 104/332 High Street Northcote	\$473,000	11/12/17