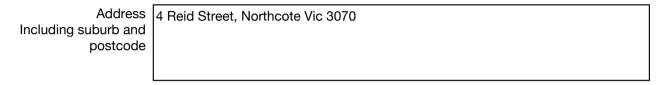
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$1,249,000

Median sale price

| Median price | \$1,287,500 | Hou | ıse X | Unit | | Suburb | Northcote |
|---------------|-------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2018 | to | 31/12/2018 | | Source | REIV | |

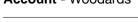
Comparable property sales (*Delete A or B below as applicable)

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.

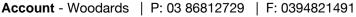
| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 10 Salisbury Gr NORTHCOTE 3070 | \$1,208,000 | 13/12/2018 |
| 2 | 125 Bent St NORTHCOTE 3070 | \$1,212,000 | 17/11/2018 |
| 3 | 110 Victoria Rd NORTHCOTE 3070 | \$1,245,000 | 19/12/2018 |

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.









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Rooms: 5

Property Type: House Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price \$1,249,000 **Median House Price** December quarter 2018: \$1,287,500

Comparable Properties



10 Salisbury Gr NORTHCOTE 3070 (REI)

-- 2

☎.

Price: \$1,208,000 Method: Auction Sale Date: 13/12/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Smaller home, smaller land . Same location, no

parking.



125 Bent St NORTHCOTE 3070 (REI/VG)

Price: \$1,212,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res) Land Size: 182 sqm approx Agent Comments

Inferior location. Terrace/townhouse setup on smaller land.



110 Victoria Rd NORTHCOTE 3070 (VG)

--3

Price: \$1,245,000 Method: Sale Date: 19/12/2018

Rooms: -

Property Type: House (Res) Land Size: 312 sqm approx

Agent Comments

Similar land size. Busy road location.

Account - Woodards | P: 03 86812729 | F: 0394821491





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