

## 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

4 Reid Street, Northcote Vic 3070

#### Indicative selling price

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

Single price

\$1,249,000

#### Median sale price

Median price

\$1,287,500

House

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.

|   | Address 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.



2-3 1.5 1

**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 1 -

**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)**

3 3 1

**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.