

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

11/26-36 High Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$520,000

Median sale price

Median price \$580,000 House Unit X Suburb Northcote

Period - From 01/10/2017 to 31/12/2017 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	203/66 St Georges Rd NORTHCOTE 3070	\$535,000	03/02/2018
2	2.02/600 Nicholson St FITZROY NORTH 3068	\$485,000	25/11/2017
3	22/26-36 High St NORTHCOTE 3070	\$457,750	20/12/2017

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.~~