

## 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

2 Simpson 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)

Range between \$800,000

&amp;

\$880,000

**Median sale price**

Median price \$1,345,750

House

X

Unit

Suburb Northcote

Period - From 01/07/2017

to

30/09/2017

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	1 Claude St NORTHCOTE 3070	\$874,000	15/08/2017
2	97 Thomson St NORTHCOTE 3070	\$825,000	13/06/2017
3	7a St Georges Rd NORTHCOTE 3070	\$805,000	27/05/2017

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
September quarter 2017: \$1,345,750

## Comparable Properties



**1 Claude St NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$874,000  
**Method:** Private Sale  
**Date:** 15/08/2017  
**Rooms:** -  
**Property Type:** House



**97 Thomson St NORTHCOTE 3070 (VG)**

**Agent Comments**



**Price:** \$825,000  
**Method:** Sale  
**Date:** 13/06/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 357 sqm approx



**7a St Georges Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 294 sqm approx