

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	2 Simpson Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$880,000
			1

Median sale price

Median price	\$1,345,750	Hou	ise 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.

Ad	dress 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

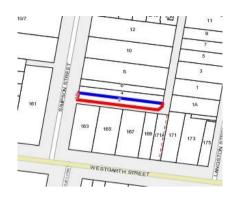
OR

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.











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

Comparable Properties



1 Claude St NORTHCOTE 3070 (REI)

Price: \$874.000 Method: Private Sale Date: 15/08/2017

Rooms: -

Property Type: House

Agent Comments



97 Thomson St NORTHCOTE 3070 (VG)

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Price: \$825.000 Method: Sale Date: 13/06/2017 Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 357 sqm approx

Agent Comments



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

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Price: \$805,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House (Res) Land Size: 294 sqm approx





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