

## 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

1/72 Ross 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 \$450,000

&

\$495,000

#### Median sale price

Median price \$525,000

House

Unit

X

Suburb Northcote

Period - From 01/04/2017

to 30/06/2017

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 | 1/136 St Georges Rd NORTHCOTE 3070  | \$503,000 | 15/06/2017   |
| 2 | 205A/168 Victoria Rd NORTHCOTE 3070 | \$499,000 | 21/04/2017   |
| 3 | 8/7 Simpson St NORTHCOTE 3070       | \$460,000 | 06/06/2017   |

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.~~

Desmond Tang

03 9602 1699

0433 963 135

desmond.tang@vicprop.com.au

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

June quarter 2017: \$525,000



2 - 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/136 St Georges Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

2 1 1

**Price:** \$503,000

**Method:** Sold Before Auction

**Date:** 15/06/2017

**Rooms:** -

**Property Type:** Apartment



**205A/168 Victoria Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$499,000

**Method:** Private Sale

**Date:** 21/04/2017

**Rooms:** -

**Property Type:** Apartment



**8/7 Simpson St NORTHCOTE 3070 (REI)**

**Agent Comments**

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/06/2017

**Rooms:** -

**Property Type:** Apartment