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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

168B Separation Street Northcote VIC 3070

 3  3  2

## Indicative Selling Price

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

Range between \$1,500,000 & \$1,600,000

## Median Sale Price

\$1,350,000 Houses in Northcote between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**99A Christmas Street Northcote  
VIC 3070**

 3  2  2

Sold Price **\$1,500,000** Sold Date **28-Apr-18**

Distance **0.77km**



**24 Langston Street Northcote VIC  
3070**

 3  2  1

Sold Price **\$1,650,000** Sold Date **29-May-18**

Distance **1.12km**



**66 Beaconsfield Parade Northcote  
VIC 3070**

 3  2  1

Sold Price **\$1,610,000** Sold Date **04-May-18**

Distance **1.4km**

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