

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	33 Spencer St NORTHCOTE 3070	\$1,340,000	02/03/2017
2	4 Wilmoth St NORTHCOTE 3070	\$1,335,000	04/03/2017
3	203 Separation St NORTHCOTE 3070	\$1,300,000	24/05/2017

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.



3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 649.799987792969  
 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 June quarter 2017: \$1,325,000

## Comparable Properties

**33 Spencer St NORTHCOTE 3070 (VG)**

Agent Comments

3   -   -

**Price:** \$1,340,000  
**Method:** Sale  
**Date:** 02/03/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied -  
 Detached)  
**Land Size:** 513 sqm approx



**4 Wilmoth St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 508 sqm approx



**203 Separation St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx