

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

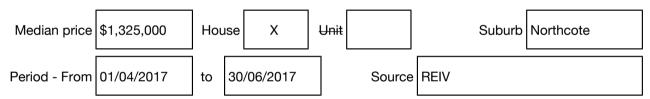
Address Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,400,000

#### Median sale price



#### 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.

Ade	dress 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.

#### Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

propertydata

#### Generated: 29/08/2017 11:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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
	Price: \$1,340,000	
	Method: Sale	
	Date: 02/03/2017 Rooms: -	
	Rooms: - Property Type: House (Previously Occupied -	
	Detached)	
	Land Size: 513 sqm approx	
	4 Wilmoth St NORTHCOTE 3070 (REI/VG)	Agent Comments
a de la	<b>1</b> 3 <b>1 2</b>	
1	Price: \$1,335,000	
	Method: Auction Sale	
Disks -	Date: 04/03/2017	
- 4	Rooms: 4	
1	Property Type: House (Res)	
	Land Size: 508 sqm approx	
	203 Separation St NORTHCOTE 3070 (REI/VG)	Agent Comments
		Agent Comments
-		
	Price: \$1,300,000	
1.11	Method: Sold Before Auction	
-	Date: 24/05/2017	
	Rooms: -	

Property Type: House (Res) Land Size: 533 sqm approx

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