



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



1/2 Bridge St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 07/06/2017

**Rooms:** -

**Property Type:** Townhouse (Single)



17b Mcfarlane St NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 152 sqm approx



35 Beaconsfield Pde NORTHCOTE 3070  
(REI/VG)

Agent Comments



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

## 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 1/1 Lorna Avenue, 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,325,000 House X Suburb Northcote

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
1/2 Bridge St NORTHCOTE 3070	\$1,120,000	07/06/2017
17b Mcfarlane St NORTHCOTE 3070	\$1,085,000	18/03/2017
35 Beaconsfield Pde NORTHCOTE 3070	\$960,000	18/02/2017