

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 &

Median sale price

Median price House Unit Suburb
 Period - From to Source

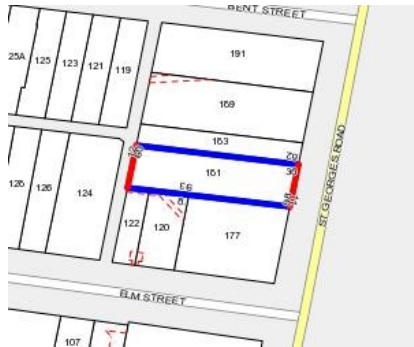
Comparable property sales (*Delete A or B below as applicable)

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	172 Beaconsfield Pde NORTHCOTE 3070	\$1,150,000	18/02/2017
2	119 St Georges Rd NORTHCOTE 3070	\$1,200,000	11/02/2017
3	44 Bent St NORTHCOTE 3070	\$1,232,000	03/06/2017

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.



Rooms: 5
Property Type: House
Land Size: 446 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending June 2017: \$1,330,000

Comparable Properties



172 Beaconsfield Pde NORTHCOTE 3070
 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 367 sqm approx



119 St Georges Rd NORTHCOTE 3070
 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 11/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 483 sqm approx



44 Bent St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,232,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)