

## 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  
34 Oamaru Street, Northcote Vic 3070**Indicative selling price**

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

Range between \$2,200,000 &amp; \$2,400,000

**Median sale price**

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

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

**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		
2		
3		

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:**

**Property Type:** House (Res)

**Land Size:** 424 sqm approx

Agent Comments

## Comparable Properties



**134 Charles St NORTHCOTE 3070 (REI)**



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 355 sqm approx

Agent Comments

Period facade with large modern extension on smaller block on land

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.