

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

195 Bastings Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,540,000

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 | 103 Arthur St FAIRFIELD 3078 | \$1,492,000 | 02/09/2017 |
| 2 | 78 Jenkins St NORTHCOTE 3070 | \$1,590,000 | 24/06/2017 |
| 3 | 227 Bastings St NORTHCOTE 3070 | \$1,590,000 | 08/05/2017 |

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.~~



4 1 0

Rooms:
Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
June quarter 2017: \$1,325,000

Comparable Properties



103 Arthur St FAIRFIELD 3078 (REI)

3 2 1

Price: \$1,492,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House (Res)

Agent Comments

House with a similar level of accommodation in a more renovated condition, but on a smaller allotment of 297m2.



78 Jenkins St NORTHCOTE 3070 (REI)

3 1 1

Price: \$1,590,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)

Agent Comments

House with two bedrooms internally and one bedroom as a studio on a larger allotment of 576m2



227 Bastings St NORTHCOTE 3070 (REI)

3 1 1

Price: \$1,590,000
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: House (Res)

Agent Comments

House on a comparable allotment in same street