

Spiros Karagiannidis 9486 1800 0413 348 793 skaragiannidis@nelsonalexander.com.au

Date of sale

Generated: 31/08/2017 15:49

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

Property	offered	for sal	е
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Address	303/332 High Street, Northcote Vic 3070
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$422,000

#### Median sale price

Median price	\$525,000	Hou	se	Unit	Х	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

	mose or companies proposity		
1	603/8 Breavington Way NORTHCOTE 3070	\$440,000	22/04/2017
2	G2/26-38 Merri Pde NORTHCOTE 3070	\$417,500	24/05/2017
3	13/200 Westgarth St NORTHCOTE 3070	\$407,500	04/04/2017

#### 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





Price

### Nelson Alexander

Spiros Karagiannidis 9486 1800 0413 348 793 skaragiannidis@nelsonalexander.com.au

> Indicative Selling Price \$422,000 Median Unit Price June quarter 2017: \$525,000

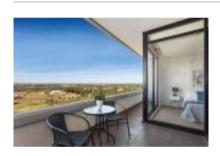


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Rooms: 2 Property Type: Apartment

**Agent Comments** 

### Comparable Properties



603/8 Breavington Way NORTHCOTE 3070 (REI/VG)

KEI/VG)

**1** 🛱

**Price:** \$440,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



G2/26-38 Merri Pde NORTHCOTE 3070 (REI)

**4** 1

Price: \$417,500

Method: Sold Before Auction

Date: 24/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



13/200 Westgarth St NORTHCOTE 3070

(REI/VG)

(KEI/VG)

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**6** 

**Price:** \$407,500 **Method:** Private Sale **Date:** 04/04/2017

Rooms: -

Property Type: Apartment

Agent Comments





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