

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

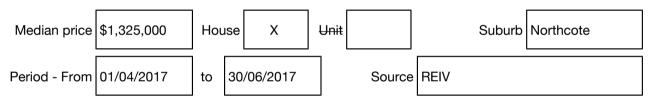
Address 197 Separation Street, Northcote Vic 3070 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,200,000 &

#### Median sale price



\$1.300.000

#### 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	201 Gooch St THORNBURY 3071	\$1,271,000	26/08/2017
2	182 Separation St NORTHCOTE 3070	\$1,147,000	19/07/2017
3	21 Separation St FAIRFIELD 3078	\$1,100,000	09/09/2017

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

197 Separation Street, Northcote Vic 3070

## Nelson Alexander

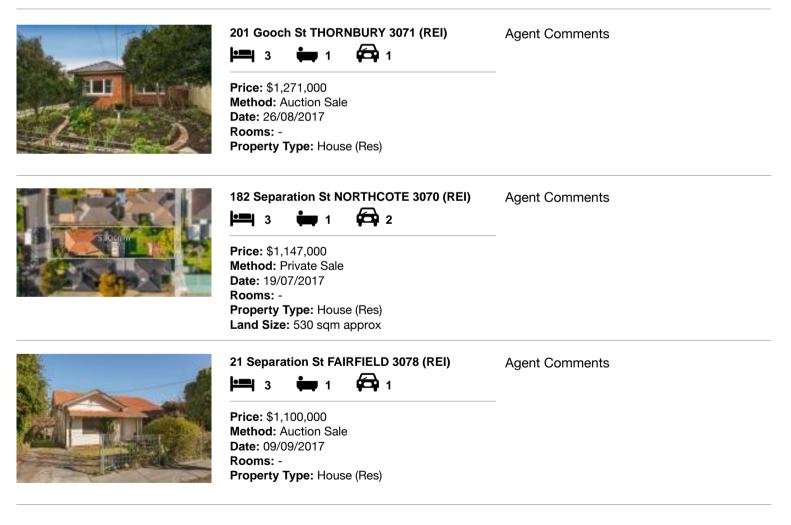




Rooms: Property Type: Agent Comments Peter Egan 9486 1800 0411 844 230 pegan@nelsonalexander.com.au

> Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2017: \$1,325,000

## **Comparable Properties**



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