

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

221 Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,350,000

House

X

Unit

Suburb

Northcote

Period - From

01/10/2017

to

31/12/2017

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	100 South Cr NORTHCOTE 3070	\$1,740,000	21/10/2017
2	295 Clarke St NORTHCOTE 3070	\$1,860,000	02/12/2017
3	74 Jenkins St NORTHCOTE 3070	\$1,870,000	09/12/2017

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 1

Rooms:
Property Type: House (Res)
Land Size: 480 sqm approx
Agent Comments

Comparable Properties



100 South Cr NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 3

Price: \$1,740,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx



295 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

4 1 1

Price: \$1,860,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)



74 Jenkins St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$1,870,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)