

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

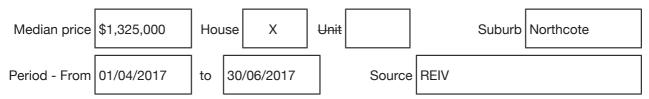
100 South Crescent, Northcote Vic 3070

Indicative selling price

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

Single price \$1,560,000

Median sale price



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	78 Jenkins St NORTHCOTE 3070	\$1,590,000	24/06/2017
2	95 Clarke St NORTHCOTE 3070	\$1,552,000	09/09/2017
3	9 Sparks Av FAIRFIELD 3078	\$1,500,000	28/04/2017

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.

propertydata

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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.



100 South Crescent, Northcote Vic 3070







Rooms: Property Type: House (Res) Land Size: 422 sqm approx Agent Comments Bev Adam 03 8415 6100 0422 396 477 bevadam@jelliscraig.com.au

Indicative Selling Price \$1,560,000 Median House Price June quarter 2017: \$1,325,000

Comparable Properties

	78 Jenkins St NORTHCOTE 3070 (REI/VG) 3 1 1 1 Price: \$1,590,000 Method: Auction Sale Date: 24/06/2017 Rooms: - Property Type: House (Res) Land Size: 549 sqm approx	Agent Comments
	95 Clarke St NORTHCOTE 3070 (REI) 2 1 2 Price: \$1,552,000 Method: Sold Before Auction Date: 09/09/2017 Rooms: - Property Type: House (Res)	Agent Comments
domain&cos	9 Sparks Av FAIRFIELD 3078 (REI/VG) Price: \$1,500,000 Method: Sold Before Auction Date: 28/04/2017 Rooms: - Property Type: House (Res) Land Size: 445 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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