

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

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	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.~~



Rooms:

Property Type: House (Res)

Land Size: 422 sqm approx

Agent Comments

Comparable Properties



78 Jenkins St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 549 sqm approx



95 Clarke St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,552,000

Method: Sold Before Auction

Date: 09/09/2017

Rooms: -

Property Type: House (Res)



9 Sparks Av FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 28/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 445 sqm approx