

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: 6 Stafford Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,345,750 House X Unit Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 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	72 Union St NORTHCOTE 3070	\$1,875,000	17/06/2017
2	8 Swift St NORTHCOTE 3070	\$1,875,000	15/07/2017
3	118 Westgarth St NORTHCOTE 3070	\$1,822,000	13/05/2017

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: 3

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



72 Union St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,875,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House

Land Size: 452 sqm approx



8 Swift St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,875,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House



118 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,822,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 707 sqm approx