

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 112 Hawthorn Road, Northcote Vic 3070**Indicative selling price**

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

Range between \$1,000,000 & \$1,100,000

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	43 Westgarth St NORTHCOTE 3070	\$1,165,000	31/03/2017
2	114 Beavers Rd NORTHCOTE 3070	\$1,070,000	06/07/2017
3	1 Jenkins St NORTHCOTE 3070	\$1,000,000	18/04/2017

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: 137 sqm approx

Agent Comments

Comparable Properties



43 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 31/03/2017

Rooms: -

Property Type: House

Land Size: 210 sqm approx



114 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 06/07/2017

Rooms: -

Property Type: House (Res)



1 Jenkins St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 18/04/2017

Rooms: -

Property Type: House (Res)