



Rooms:

Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

Comparable Properties



21 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,990,000

Method: Sold After Auction

Date: 16/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx



17 Cunningham St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,970,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)



17 Hawthorn Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,620,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)

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: 21 Simpson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,750,000 & \$3,025,000

Median sale price

Median price: \$1,462,000 House: X Suburb: Northcote

Period - From: 01/01/2017 to: 31/03/2017 Source: REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Mitchell St NORTHCOTE 3070	\$2,990,000	16/04/2017
17 Cunningham St NORTHCOTE 3070	\$2,970,000	27/05/2017
17 Hawthorn Rd NORTHCOTE 3070	\$2,620,000	18/02/2017