

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	G2/26-38 Merri Pde NORTHCOTE 3070	\$417,500	24/05/2017
2	1301/176 Edward St BRUNSWICK EAST 3057	\$387,500	20/05/2017
3	204/26 Merri Pde NORTHCOTE 3070	\$387,000	09/03/2017

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:
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
June quarter 2017: \$525,000

Comparable Properties



G2/26-38 Merri Pde NORTHCOTE 3070 (REI) **Agent Comments**



Price: \$417,500
Method: Sold Before Auction
Date: 24/05/2017
Rooms: -
Property Type: Apartment



1301/176 Edward St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**



Price: \$387,500
Method: Private Sale
Date: 20/05/2017
Rooms: -
Property Type: Apartment



204/26 Merri Pde NORTHCOTE 3070 (REI/VG) **Agent Comments**



Price: \$387,000
Method: Private Sale
Date: 09/03/2017
Rooms: -
Property Type: Apartment