

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	35 Salisbury Grove, Northcote Vic 3070
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Indicative selling price

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

Range between	\$1,480,000	&	\$1,550,000
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Median sale price

Median price	\$1,503,000	House	X	Unit		Suburb	Northcote
Period - From	01/04/2018	to	30/06/2018	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	4 French Av NORTHCOTE 3070	\$1,610,000	15/02/2018
2	12 Herbert St NORTHCOTE 3070	\$1,530,000	07/07/2018
3	158 Mitchell St NORTHCOTE 3070	\$1,506,000	02/06/2018

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.

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Indicative Selling Price
\$1,480,000 - \$1,550,000
Median House Price
June quarter 2018: \$1,503,000



3 1 2

Rooms:
Property Type: House
Agent Comments

Comparable Properties



4 French Av NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$1,610,000
Method: Sold Before Auction
Date: 15/02/2018
Rooms: -
Property Type: House (Res)



12 Herbert St NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,530,000
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: House (Res)



158 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

4 1 1

Extra Bedroom

Price: \$1,506,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)