

Jim Dimitropoulos 03 9478 6344 0411 83 11 77 jdimitropoulos@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	36 Clarke Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000

Median sale price

Median price	\$1,335,000	Ηοι	ıse X	Unit		Suburb	Northcote
Period - From	01/10/2016	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.

Ad	dress of comparable property	Price	Date of sale
1	22 Gladstone Av NORTHCOTE 3070	\$1,135,000	07/10/2017
2	25 Fenwick St CLIFTON HILL 3068	\$1,100,000	21/10/2017
3	144 Beavers Rd NORTHCOTE 3070	\$962,000	21/11/2017

OR

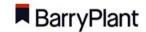
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 94786344 | F: 94710353



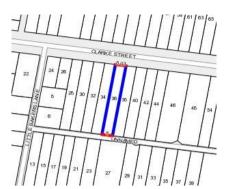


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Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price** Year ending September 2017: \$1,335,000



Rooms: 5

Property Type: House Land Size: 209 sqm approx

Agent Comments

Comparable Properties



22 Gladstone Av NORTHCOTE 3070 (REI)

└── 2





Price: \$1,135,000 Method: Auction Sale Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



25 Fenwick St CLIFTON HILL 3068 (REI)





Price: \$1,100,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



144 Beavers Rd NORTHCOTE 3070 (REI)





Price: \$962.000

Method: Sold Before Auction

Date: 21/11/2017

Rooms: 5

Property Type: House (Res) Land Size: 273 sqm approx

Agent Comments

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