

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

36 Clarke Street, Northcote Vic 3070

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

House

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.

	Address 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.

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

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



 3  1  1

Rooms: 5
Property Type: House
Land Size: 209 sqm approx
Agent Comments

Comparable Properties



22 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$1,135,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: House (Res)



25 Fenwick St CLIFTON HILL 3068 (REI)

Agent Comments

 2  1  -

Price: \$1,100,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)



144 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

 3  1  2

Price: \$962,000
Method: Sold Before Auction
Date: 21/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 273 sqm approx