

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

44 Andrew Street, Northcote, VIC 3070

INDICATIVE SELLING PRICE

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

Range Between \$1,500,000 & \$1,650,000

MEDIAN SALE PRICE

Median price \$1,503,000 | House | Northcote (3070)

Period - From 4 January 2018 to 30 June 2018 | Source - REIV - PDOL

COMPARABLE PROPERTY SALES

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
19 NORTHCOTE STREET, NORTHCOTE VIC 3070	\$1,630,000	02/06/2018
72 JAMES STREET, NORTHCOTE VIC 3070	\$1,600,000	29/04/2018
12 HERBERT STREET, NORTHCOTE VIC 3070	\$1,530,000	07/07/2018