

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
42 James Street, Northcote Vic 3070**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,500,000

Median sale price

Median price \$1,365,500 House X Unit Suburb Northcote

Period - From 01/04/2017 to 31/03/2018 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		
2		
3		

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: Other
(Commercial)
Land Size: 471.666 sqm approx
Agent Comments

Comparable Properties



7 Walker St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$3,400,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)



59 Derby St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$3,125,000
Method: Private Sale
Date: 09/12/2017
Rooms: -
Property Type: House

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.