

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

127 Woolton Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,240,000

&

\$1,290,000

Median sale price

Median price

\$1,410,000

House

X

Unit

Suburb

Northcote

Period - From

01/07/2017

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	3 Bent St NORTHCOTE 3070	\$1,381,000	13/05/2018
2	4a Loyola Av BRUNSWICK 3056	\$1,315,000	17/03/2018
3	52 Leinster Gr THORNBURY 3071	\$1,200,000	19/06/2018

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$1,240,000 - \$1,290,000

Median House Price
Year ending June 2018: \$1,410,000

Comparable Properties



3 Bent St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  2

Price: \$1,381,000
Method: Private Sale
Date: 13/05/2018
Rooms: -
Property Type: House



4a Loyola Av BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,315,000
Method: Sold Before Auction
Date: 17/03/2018
Rooms: -
Property Type: Townhouse (Res)



52 Leinster Gr THORNBURY 3071 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 19/06/2018
Rooms: -
Property Type: Townhouse (Single)