

Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	127 Woolton Avenue, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,240,000	&	\$1,290,000
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Median sale price

Median price	\$1,410,000	Hou	se 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.

Ad	dress 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.

Account - Jellis Craig | P: 03 8415 6100





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Indicative Selling Price \$1,240,000 - \$1,290,000 **Median House Price** Year ending June 2018: \$1,410,000



Rooms:

Property Type: House Land Size: 245 sqm approx

Agent Comments

Comparable Properties



3 Bent St NORTHCOTE 3070 (REI)



Price: \$1,381,000 Method: Private Sale Date: 13/05/2018

Rooms: -

Property Type: House

Agent Comments



4a Loyola Av BRUNSWICK 3056 (REI/VG)





Price: \$1,315,000

Method: Sold Before Auction

Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



52 Leinster Gr THORNBURY 3071 (REI)





Price: \$1,200,000 Method: Private Sale Date: 19/06/2018

Property Type: Townhouse (Single)

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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