

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

21B Brooke Street, Northcote Vic 3070

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,178,500

House

X

Unit

Suburb

Northcote

Period - From 01/04/2019

to 30/06/2019

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	21a Brooke St NORTHCOTE 3070	\$1,910,000	22/06/2019
2	16a French Av NORTHCOTE 3070	\$1,860,000	21/03/2019
3	13 Brooke St NORTHCOTE 3070	\$1,800,000	27/03/2019

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.



4 2 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



21a Brooke St NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$1,910,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: House (Res)



16a French Av NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$1,860,000

Method: Sold Before Auction

Date: 21/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 302 sqm approx

13 Brooke St NORTHCOTE 3070 (VG)

Agent Comments

4 - -

Price: \$1,800,000

Method: Sale

Date: 27/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 271 sqm approx