

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/14 Albert St NORTHCOTE 3070	\$692,000	29/05/2019
2	2/216 Westgarth St NORTHCOTE 3070	\$645,000	13/04/2019
3	6/164 Princess St KEW 3101	\$560,000	01/06/2019

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.~~



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2019: \$725,000

Comparable Properties



1/14 Albert St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$692,000
Method: Sold Before Auction
Date: 29/05/2019
Rooms: 3
Property Type: Apartment



2/216 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$645,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Unit



6/164 Princess St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: Apartment