

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 8/78 James Street, Northcote Vic 3070

Indicative selling price

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

Range between \$335,000 & \$350,000

Median sale price

Median price \$585,000 House Unit X 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	11/210 Clarke St NORTHCOTE 3070	\$356,000	25/07/2018
2	4/27 Jessie St NORTHCOTE 3070	\$342,500	15/06/2018
3	8/22 Westgarth St NORTHCOTE 3070	\$331,000	05/05/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$335,000 - \$350,000
Median Unit Price
Year ending June 2018: \$585,000

Comparable Properties



11/210 Clarke St NORTHCOTE 3070 (REI)

[Agent Comments](#)

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Price: \$356,000
Method: Sold Before Auction
Date: 25/07/2018
Rooms: -
Property Type: Apartment



4/27 Jessie St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

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Price: \$342,500
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: Apartment



8/22 Westgarth St NORTHCOTE 3070 (REI/VG) [Agent Comments](#)

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Price: \$331,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Apartment