# 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 <del> </del>	House Un	iit X	Suburb Northcote			
Period - From	01/07/2017 to	o 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.

Add	dress 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.

Account - Harcourts Northcote | P: 03 9489 1030

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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.





Rooms: Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@harcourts.com.au

> **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)





Price: \$356.000 Method: Sold Before Auction Date: 25/07/2018 Property Type: Apartment

Agent Comments



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

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Agent Comments

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



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



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

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