

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

1b Hartley Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Northcote

Period - From 01/07/2019 to 30/09/2019 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	27 Mclachlan St NORTHCOTE 3070	\$1,530,000	16/11/2019
2	33 Brickworks La NORTHCOTE 3070	\$1,500,000	21/09/2019
3	5 Langston St NORTHCOTE 3070	\$1,460,000	26/10/2019

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.~~

This Statement of Information was prepared on: 02/12/2019 14:57



Property Type: Home

Agent Comments

Comparable Properties



27 Mclachlan St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



33 Brickworks La NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)



5 Langston St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)