

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

128 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,750,000 & \$1,800,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Northcote

Period - From 01/07/2018 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	96 Westbourne Gr NORTHCOTE 3070	\$1,840,000	06/04/2019
2	5 Tobin Av NORTHCOTE 3070	\$1,800,000	02/04/2019
3	15 Cunningham St NORTHCOTE 3070	\$1,800,000	25/03/2019

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.~~

This Statement of Information was prepared on: 16/09/2019 16:18



Property Type: House
Land Size: 426 sqm approx
Agent Comments

Comparable Properties

96 Westbourne Gr NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,840,000
Method: Sale
Date: 06/04/2019
Property Type: House (Res)
Land Size: 479 sqm approx

5 Tobin Av NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,800,000
Method: Sale
Date: 02/04/2019
Property Type: House (Res)
Land Size: 379 sqm approx



15 Cunningham St NORTHCOTE 3070 (REI/VG) **Agent Comments**



Price: \$1,800,000
Method: Sold Before Auction
Date: 25/03/2019
Property Type: House (Res)
Land Size: 402 sqm approx