

## 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

215 Mitchell Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,850,000

#### Median sale price

Median price

\$1,178,500

House

X

Unit

Suburb

Northcote

Period - From

01/04/2019

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	16 Tanner Gr NORTHCOTE 3070	\$1,960,000	02/03/2019
2	26 Gordon St FAIRFIELD 3078	\$1,825,000	15/06/2019
3	9 Kennedy St FAIRFIELD 3078	\$1,761,005	26/06/2019

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.

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

June quarter 2019: \$1,178,500



 4    2    3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 485 sqm approx

**Agent Comments**

Grand and geared towards family living, this four bedroom, two bathroom Californian Bungalow boasts elegant spaces, a bright northerly rear aspect and Northcote High zoning. Living/dining/granite kitchen to covered entertainer's deck, garden and double garage.

## Comparable Properties



**16 Tanner Gr NORTHCOTE 3070 (REI/VG)**

 4    2    2

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**Agent Comments**

Located nearby, similar house size, slightly more updated on a larger allotment.



**26 Gordon St FAIRFIELD 3078 (REI)**

 5    3    -

**Price:** \$1,825,000

**Method:** Private Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** House

**Agent Comments**

Comparable location, larger house, similar style finished to the same standard, but situated on a smaller allotment of approximately 428m2.



**9 Kennedy St FAIRFIELD 3078 (REI)**

 4    3    3

**Price:** \$1,761,005

**Method:** Private Sale

**Date:** 26/06/2019

**Rooms:** -

**Property Type:** House

**Agent Comments**

Very similar age and style of home with the addition of an extra living room, finished to a comparable standard on a larger allotment of approximately 612m2.