

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

31a Union Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price \$630,000

House

Unit

X

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	35 Zoe Cirt NORTHCOTE 3070	\$1,290,000	15/03/2019
2	12a Boothby St NORTHCOTE 3070	\$1,194,000	29/06/2019
3	10 Dalziel La NORTHCOTE 3070	\$1,152,000	29/03/2019

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.



3 3 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



35 Zoe Cirt NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 4

Price: \$1,290,000

Method: Sold Before Auction

Date: 15/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 206 sqm approx



12a Boothby St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,194,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)



10 Dalziel La NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$1,152,000

Method: Sold Before Auction

Date: 29/03/2019

Rooms: -

Property Type: Townhouse (Res)