

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

146 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,205,000

House

X

Unit

Suburb

Northcote

Period - From

01/01/2019

to

31/03/2019

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	81 Darebin Rd THORNBURY 3071	\$1,715,000	02/03/2019
2	138 Shaftesbury Pde THORNBURY 3071	\$1,600,000	18/12/2018
3	4 Cain Av NORTHCOTE 3070	\$1,505,000	20/02/2019

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.



Rooms:
Property Type: House
Land Size: 432 sqm approx

Agent Comments

Superbly updated four bedroom two bathroom Edwardian currently zoned to Northcote High, impresses through two living domains, designer kitchen, alfresco dining and OSP via ROW.

Indicative Selling Price
\$1,500,000 - \$1,600,000

Median House Price
March quarter 2019: \$1,205,000

Comparable Properties



81 Darebin Rd THORBURY 3071 (REI)

Agent Comments



Price: \$1,715,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)



138 Shaftesbury Pde THORBURY 3071 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 392 sqm approx



4 Cain Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,505,000
Method: Sold Before Auction
Date: 20/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 427 sqm approx