

# 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 7/11 Langwells Parade, 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 \$650,000 & \$700,000

### Median sale price

Median price \$630,000 Property Type 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	6/11 Langwells Pde NORTHCOTE 3070	\$676,500	05/05/2019
2	4/5 Beavers Rd NORTHCOTE 3070	\$660,000	11/10/2019
3	802/8 Breavington Way NORTHCOTE 3070	\$655,000	15/05/2019

**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: 18/10/2019 18:17



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**6/11 Langwells Pde NORTHCOTE 3070  
(REI/VG)**

Agent Comments



**Price:** \$676,500  
**Method:** Private Sale  
**Date:** 05/05/2019  
**Property Type:** Townhouse (Single)



**4/5 Beavers Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 11/10/2019  
**Property Type:** Apartment



**802/8 Breavington Way NORTHCOTE 3070  
(REI/VG)**

Agent Comments



**Price:** \$655,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2019  
**Property Type:** Apartment