Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode: 103C/ 168 Victoria Road, Northcote VIC 3070

Indicative selling price

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

Single price $ 549,000 or range between $ & $

Median sale price

Median price $ 525,000 *House [ ] *unit [X] Suburb or locality: NORTHCOTE

Period - From: JUN 2016 to: JUN 2017 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 16/26-36 Merri Parade, Northcote	$ 595,000	24/06/2017
2. 6/34 Brooke Street, Northcote	$ 555,000	03/06/2017
3. 11/291 Heidelberg Road, Northcote	$ 527,000	06/04/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.