

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

204/195 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb

Northcote

Period - From 01/07/2018

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		
2		
3		

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.



1.5 1 1

Rooms:
Property Type: Apartment

Agent Comments

Amazing City Views, Separate Study, Huge Storage Cage

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending June 2019: \$600,000

Comparable Properties



1/223-225 Westgarth St NORTHCOTE 3070
(REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 18/04/2019

Rooms: 3

Property Type: Apartment



408/231 St Georges Rd NORTHCOTE 3070
(REI)

Agent Comments

Still under construction

1 1 1

Price: \$483,400

Method: Private Sale

Date: 03/04/2019

Rooms: -

Property Type: Apartment

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.