

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	131a Mitchell Street, Northcote Vic 3070
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Indicative selling price

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

Single price	\$1,659,000
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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	16a French Av NORTHCOTE 3070	\$1,860,000	21/03/2019
2	88 Victoria Rd NORTHCOTE 3070	\$1,720,000	01/12/2018
3	203 Bastings St NORTHCOTE 3070	\$1,680,000	06/03/2019

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.

Anthony De Iesi

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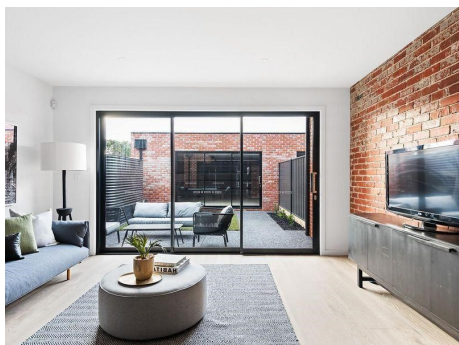
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Indicative Selling Price

\$1,659,000

Median House Price

March quarter 2019: \$1,205,000



4 3 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



16a French Av NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$1,860,000

Method: Sold Before Auction

Date: 21/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 302 sqm approx

88 Victoria Rd NORTHCOTE 3070 (VG)

Agent Comments

4 - -

Price: \$1,720,000

Method: Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 659 sqm approx



203 Bastings St NORTHCOTE 3070 (VG)

Agent Comments

4 - -

Price: \$1,680,000

Method: Sale

Date: 06/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 285 sqm approx