

## 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

227 Bastings Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,670,000

#### Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Northcote

Period - From 01/10/2017

to 30/09/2018

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	17 Yarraford Av ALPHINGTON 3078	\$2,575,000	19/05/2018
2	163 Separation St NORTHCOTE 3070	\$2,560,000	27/09/2018
3	77 Roberts St NORTHCOTE 3070	\$2,420,000	30/06/2018

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 (Res)

Agent Comments

## Comparable Properties



**17 Yarraford Av ALPHINGTON 3078 (REI/VG)**

Agent Comments



**Price:** \$2,575,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** House (Res)



**163 Separation St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$2,560,000

**Method:** Sold Before Auction

**Date:** 27/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 400 sqm approx



**77 Roberts St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$2,420,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** House (Res)