

STATEMENT OF INFORMATION

1A OAMARU STREET, NORTHCOTE, VIC 3070

PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A OAMARU STREET, NORTHCOTE, VIC

 2  2  1

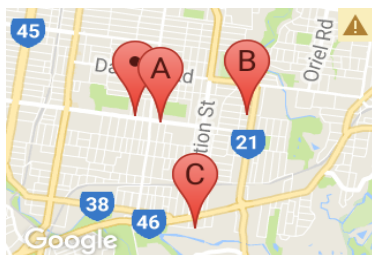
Indicative Selling Price

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

Price Range: 800,000 to 850,000

Provided by: Rob D'Agostino, First National Adio

MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (Unit)

\$564,500

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



338 SEPARATION ST, NORTHCOTE, VIC 3070

 2  1  1

Sale Price

\$770,000

Sale Date: 23/01/2018

Distance from Property: 342m



9 CHINGFORD ST, FAIRFIELD, VIC 3078

 2  1  1

Sale Price

***\$780,000**

Sale Date: 25/01/2018

Distance from Property: 1.5km



9/39 PARK CRES, FAIRFIELD, VIC 3078

 2  1  1

Sale Price

***\$763,000**

Sale Date: 17/03/2018

Distance from Property: 1.8km



This report has been compiled on 16/05/2018 by First National Real Estate - Adio. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1A OAMARU STREET, NORTHCOTE, VIC 3070

Indicative selling price

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

Price Range:

800,000 to 850,000

Median sale price

Median price

\$564,500

House

X

Unit


Suburb

NORTHCOTE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
338 SEPARATION ST, NORTHCOTE, VIC 3070	\$770,000	23/01/2018
9 CHINGFORD ST, FAIRFIELD, VIC 3078	*\$780,000	25/01/2018
9/39 PARK CRES, FAIRFIELD, VIC 3078	*\$763,000	17/03/2018