



STATEMENT OF INFORMATION

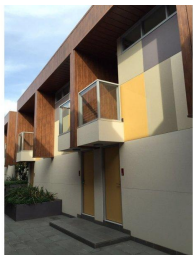
15B/168 VICTORIA ROAD, NORTHCOTE, VIC 3070

PREPARED BY JUSTIN TANG, BRIGGS SHAW REAL ESTATE, PHONE: 0423367080



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15B/168 VICTORIA ROAD, NORTHCOTE,

2 2 1

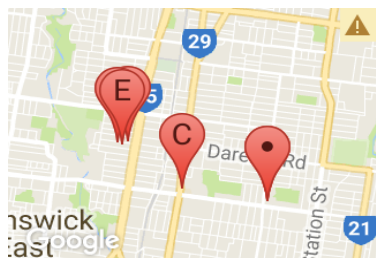
Indicative Selling Price

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

Price Range: \$670,000 to \$720,000

Provided by: Justin Tang, Briggs Shaw Real Estate

MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (Unit)

\$499,000

01 January 2017 to 31 December 2017

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.



304/168 VICTORIA RD, NORTHCOTE, VIC

2 2 1

Sale Price

\$625,000

Sale Date: 09/11/2017

Distance from Property: 0m



8/52 GADD ST, NORTHCOTE, VIC 3070

2 2 1

Sale Price

***\$625,000**

Sale Date: 17/01/2018

Distance from Property: 2km



506/17 ROBBS PDE, NORTHCOTE, VIC

2 2 2

Sale Price

***\$682,000**

Sale Date: 03/03/2018

Distance from Property: 1.1km



This report has been compiled on 05/03/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2/75 GADD ST, NORTHCOTE, VIC 3070

 2  2  2

Sale Price

\$720,000

Sale Date: 23/11/2017

Distance from Property: 2.1km



10/55 GADD ST, NORTHCOTE, VIC 3070

 2  2  1

Sale Price

***\$680,000**

Sale Date: 21/09/2017

Distance from Property: 2.1km



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

15B/168 VICTORIA ROAD, NORTHCOTE, VIC 3070

Indicative selling price

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

Price Range:

\$670,000 to \$720,000

Median sale price

Median price

\$499,000

House

Unit

X


Suburb

NORTHCOTE

Period

01 January 2017 to 31 December 2017

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
304/168 VICTORIA RD, NORTHCOTE, VIC 3070	\$625,000	09/11/2017
8/52 GADD ST, NORTHCOTE, VIC 3070	*\$625,000	17/01/2018
506/17 ROBBS PDE, NORTHCOTE, VIC 3070	*\$682,000	03/03/2018
2/75 GADD ST, NORTHCOTE, VIC 3070	\$720,000	23/11/2017

10/55 GADD ST, NORTHCOTE, VIC 3070	*\$680,000	21/09/2017
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