

## 41 South Crescent, Northcote Vic 3070



**4 Bed 1 Bath 1 Car**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 560m<sup>2</sup> approx.

**Indicative Selling Price**  
\$2,000,000

**Median House Price**

December quarter 2017: \$1,350,000

### Comparable Properties



**23 Mitchell Street, Northcote 3070 (REI)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 07/11/2017

**Property Type:** House

**Land Size:** 500m<sup>2</sup> approx.

**Agent Comments:** Superior condition, similar location. Inferior land size.



**271 Westgarth Street, Northcote 3070 (VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,800,000

**Method:** Sale

**Date:** 20/11/2017

**Property Type:** House (Res)

**Land Size:** 493m<sup>2</sup> approx.

**Agent Comments:** Superior condition and location. Inferior land size.



**249 Arthur Street, Fairfield 3078 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 16/12/2017

**Property Type:** House

**Land Size:** 817m<sup>2</sup> approx.

**Agent Comments:** Superior land size and condition. Inferior location.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

41 South Crescent, 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

\$2,000,000

#### Median sale price

Median price

\$1,350,000

House

Suburb

Northcote

Period - From

01/10/2017

to 31/12/2017

Source

REIV

#### 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
23 Mitchell Street, NORTHCOTE 3070	\$1,900,000	07/11/2017
271 Westgarth Street, NORTHCOTE 3070	\$1,800,000	20/11/2017
249 Arthur Street, FAIRFIELD 3078	\$1,800,000	16/12/2017