

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 4/16A Latham Street, Northcote Vic 3070

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$635,250 House Unit X Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 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	1/136 St Georges Rd NORTHCOTE 3070	\$503,000	15/06/2017
2	4/25-27 Martin St THORNBURY 3071	\$480,000	14/10/2017
3	5/44 Keon St THORNBURY 3071	\$480,000	22/07/2017

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.

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2017: \$635,250



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/136 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$503,000

Method: Sold Before Auction

Date: 15/06/2017

Rooms: -

Property Type: Apartment



4/25-27 Martin St THORBURY 3071 (REI) Agent Comments



Price: \$480,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment



5/44 Keon St THORBURY 3071 (REI) Agent Comments



Price: \$480,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Apartment