

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 4/16A Latham Street, Northcote Vic 3070 Including suburb and postcode

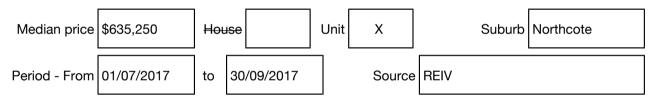
Indicative selling price

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

Range between \$470,000

&

Median sale price



\$510.000

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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



4/16A Latham Street, Northcote Vic 3070

McGrath

Luke Brizzi





Rooms: Property Type: Strata Unit/Flat Agent Comments

9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** September quarter 2017: \$635,250

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 THORNBURY 3071 (REI)

Agent Comments





Price: \$480,000 Method: Auction Sale Date: 14/10/2017 Rooms: -Property Type: Apartment

5/44 Keon St THORNBURY 3071 (REI)



Agent Comments

Price: \$480.000 Method: Auction Sale Date: 22/07/2017 Rooms: -Property Type: Apartment

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