McGrath





Rooms: Property Type: House (Res) Land Size: 347 sqm approx Agent Comments Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending March 2017: \$1,375,000

Comparable Properties

	72 Thomson St NORTHCOTE 3070 (REI) 3 1 1 1 Price: \$1,332,000 Method: Auction Sale Date: 01/04/2017 Rooms: 5 Property Type: House (Res) Land Size: 349 sqm approx	Agent Comments
FIG	109 Victoria Rd NORTHCOTE 3070 (REI/VG) □ 3 ↓ 2 ↓ - Price: \$1,300,000 Method: Auction Sale Date: 11/02/2017 Rooms: - Property Type: House (Res) Land Size: 381 sqm approx	Agent Comments
	232 Darebin Rd FAIRFIELD 3078 (REI) 4 2 3 Price: \$1,270,000 Method: Auction Sale Date: 01/04/2017 Rooms: - Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments

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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.





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

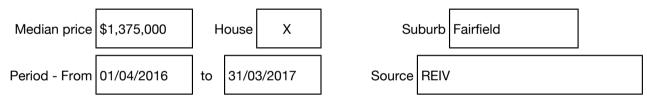
Address Including suburb and postcode

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
72 Thomson St NORTHCOTE 3070	\$1,332,000	01/04/2017
109 Victoria Rd NORTHCOTE 3070	\$1,300,000	11/02/2017
232 Darebin Rd FAIRFIELD 3078	\$1,270,000	01/04/2017

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