McGrath

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

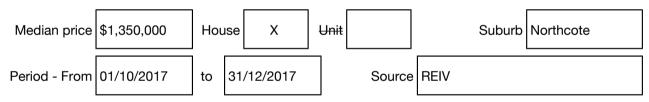
ss 3 Vauxhall Road, Northcote Vic 3070 nd de

Indicative selling price

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

 Range between
 \$2,000,000
 &
 \$2,100,000

Median sale price



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	6 Stafford St NORTHCOTE 3070	\$2,025,000	25/11/2017
2	48 Clarke St NORTHCOTE 3070	\$2,010,000	06/12/2017
3	23 Mitchell St NORTHCOTE 3070	\$1,900,000	07/11/2017

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.

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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.



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3 Vauxhall Road, Northcote Vic 3070

McGrath





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 535 sqm approx Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$2,000,000 - \$2,100,000 Median House Price December quarter 2017: \$1,350,000

Comparable Properties

6 Stafford St NORTHCOTE 3070 (REI) 4 1 3 Price: \$2,025,000 Method: Auction Sale Date: 25/11/2017 Rooms: - Property Type: House (Res) Land Size: 670 sqm approx	Agent Comments one less bathroom
48 Clarke St NORTHCOTE 3070 (REI) 	Agent Comments
23 Mitchell St NORTHCOTE 3070 (REI) 23 Mitchell St NORTHCOTE 3070 (REI) 23 Mitchell St NORTHCOTE 3070 (REI) 24 Mitchell St NORTHCOTE 3070 (REI) 25 Mitchell St NORTHCOTE 3070 (REI) 26 Mitchell St NORTHCOTE 3070 (REI) 27 Mitchell St NORTHCOTE 3070 (REI) 28 Mitchell St NORTHCOTE 3070 (REI) 29 Mitchell St NORTHCOTE 3070 (REI) 29 Mitchell St NORTHCOTE 3070 (REI) 20 Mitchell	Agent Comments One less bedroom and bathroom

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