

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
3 Vauxhall Road, Northcote Vic 3070

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

Median price \$1,350,000 House Unit Suburb Northcote

Period - From 01/10/2017 to 31/12/2017 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	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.

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



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



6 Stafford St NORTHCOTE 3070 (REI)



Agent Comments

one less bathroom

Price: \$2,025,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 670 sqm approx



48 Clarke St NORTHCOTE 3070 (REI)



Agent Comments

Price: \$2,010,000

Method: Private Sale

Date: 06/12/2017

Rooms: -

Property Type: House (Res)



23 Mitchell St NORTHCOTE 3070 (REI)



Agent Comments

One less bedroom and bathroom

Price: \$1,900,000

Method: Sold Before Auction

Date: 07/11/2017

Rooms: -

Property Type: House

Land Size: 500 sqm approx