## **M**c**Grath**





Rooms: Property Type: Agent Comments Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$1,325,000

### **Comparable Properties**



1/2 Bridge St NORTHCOTE 3070 (REI)



Price: \$1,120,000 Method: Private Sale Date: 07/06/2017 Rooms: -Property Type: Townhouse (Single) Agent Comments



17b Mcfarlane St NORTHCOTE 3070 (REI/VG) Agent Comments

**1** 2 **1** 2 **1** -

Price: \$1,085,000 Method: Auction Sale Date: 18/03/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 152 sqm approx



35 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)



Price: \$960,000 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: Townhouse (Res) 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

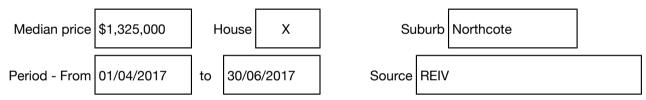
Address 1/1 Lorna Avenue, Northcote Vic 3070 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

#### 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
1/2 Bridge St NORTHCOTE 3070	\$1,120,000	07/06/2017
17b Mcfarlane St NORTHCOTE 3070	\$1,085,000	18/03/2017
35 Beaconsfield Pde NORTHCOTE 3070	\$960,000	18/02/2017

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propertydata

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