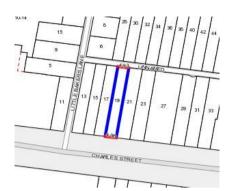
McGrath

Anthony De Iesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$1,350,000 - \$1,485,000 **Median House Price** March quarter 2017: \$1,462,000



Rooms:

Property Type: House Land Size: 184 sqm **Agent Comments**

Comparable Properties



65 Bastings St NORTHCOTE 3070 (REI/VG)

-- 3





Price: \$1,410,000 Method: Private Sale Date: 06/03/2017 Rooms: -

Property Type: House Land Size: 265 sqm



171 Westgarth St NORTHCOTE 3070 (REI)





Price: \$1,370,000 Method: Auction Sale Date: 25/03/2017 Rooms: 3

Property Type: House (Res)

Land Size: 300 sqm



48 Charles St NORTHCOTE 3070 (REI)



Price: \$1,343,000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments

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

Generated: 14/06/2017 12:33







Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

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	19 Charles 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	\$1,350,000	&	\$1,485,000

Median sale price

Median price \$1	1,462,000	Н	ouse X	Su	burb	Northcote
Period - From 01	1/01/2017	to	31/03/2017	Source	REIV	′

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
65 Bastings St NORTHCOTE 3070	\$1,410,000	06/03/2017
171 Westgarth St NORTHCOTE 3070	\$1,370,000	25/03/2017
48 Charles St NORTHCOTE 3070	\$1,343,000	06/05/2017



