McGrath

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Indicative Selling Price \$1,730,000 - \$1,900,000 Median House Price March quarter 2017: \$1,462,000





Rooms

Property Type: House (Res) Land Size: 767 sqm Agent Comments

Comparable Properties



220 Victoria Rd NORTHCOTE 3070 (REI)

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2 **4-4**

Price: \$1,980,000 **Method:** Auction Sale **Date:** 04/03/2017

Rooms: -

Property Type: House (Res)

Agent Comments



118 Westgarth St NORTHCOTE 3070 (REI)

– 4







Price: \$1,822,000 **Method:** Auction Sale **Date:** 13/05/2017

Rooms: -

Property Type: House (Res) **Land Size:** 707 sgm

Agent Comments

Agent Comments



3 Lorna Av NORTHCOTE 3070 (REI)

— 2





Price: \$1,800,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House (Res) Land Size: 680 sqm

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





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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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	8 Swift 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	\$1,730,000	&	\$1,900,000

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
220 Victoria Rd NORTHCOTE 3070	\$1,980,000	04/03/2017
118 Westgarth St NORTHCOTE 3070	\$1,822,000	13/05/2017
3 Lorna Av NORTHCOTE 3070	\$1,800,000	18/03/2017



