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Indicative Selling Price

\$1,730,000 - \$1,900,000

Median House Price

March quarter 2017: \$1,462,000



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 767 sqm

Agent Comments

Comparable Properties



220 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

 3  2  4

Price: \$1,980,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)



118 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

 4  1  8

Price: \$1,822,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 707 sqm



3 Lorna Av NORTHCOTE 3070 (REI)

Agent Comments

 2  1  2

Price: \$1,800,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 680 sqm

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: 8 Swift Street, Northcote Vic 3070

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: \$1,462,000 House: X Suburb: Northcote

Period - From: 01/01/2017 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