## McGrath

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@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 Including suburb and postcode

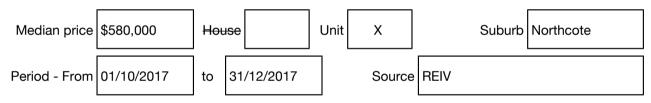
201/68 Gadd Street, Northcote Vic 3070

#### Indicative selling price

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

Single price \$370,000

#### Median sale price



#### 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	10/442 High St NORTHCOTE 3070	\$410,000	25/11/2017
2	302/72 gadd St NORTHCOTE 3070	\$405,000	27/12/2017
3	103/332 High St NORTHCOTE 3070	\$375,000	18/12/2017

#### 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.

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

propertydata

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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.



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Rooms: Property Type: Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$370,000 Median Unit Price December quarter 2017: \$580,000

### **Comparable Properties**



10/442 High St NORTHCOTE 3070 (REI/VG)



Price: \$410,000 Method: Auction Sale Date: 25/11/2017 Rooms: -Property Type: Apartment

Agent Comments



302/72 gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$405,000 Method: Private Sale Date: 27/12/2017 Rooms: -Property Type: Apartment



103/332 High St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$375,000 Method: Private Sale Date: 18/12/2017 Rooms: -Property Type: Apartment

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