

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 | G01/26-38 Merri Pde NORTHCOTE 3070 | \$617,000 | 20/02/2018 |
| 2 | 101/4 Beavers Rd NORTHCOTE 3070 | \$560,000 | 03/03/2018 |
| 3 | 105/2-4 Beavers Rd NORTHCOTE 3070 | \$542,500 | 29/09/2017 |

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.

Luke Brizzi

9489 9422

0417 324 339

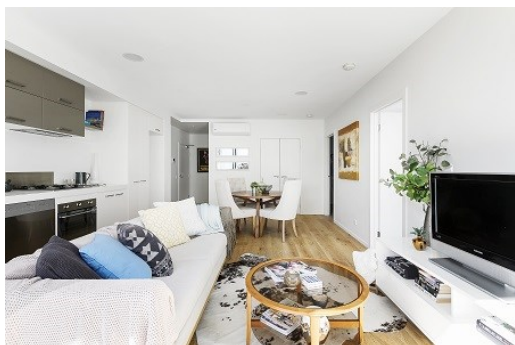
lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$550,000 - \$599,000

Median Unit Price

December quarter 2017: \$580,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



G01/26-38 Merri Pde NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

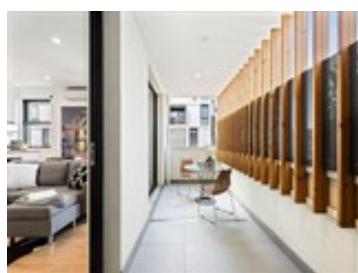
Price: \$617,000

Method: Private Sale

Date: 20/02/2018

Rooms: 3

Property Type: Apartment



101/4 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Apartment



105/2-4 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$542,500

Method: Private Sale

Date: 29/09/2017

Rooms: 3

Property Type: Apartment