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

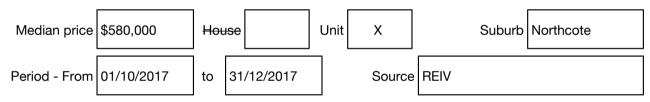
104/72 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between	\$550,000	&	\$599,000
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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	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.

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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: Apartment Agent Comments

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Indicative Selling Price \$550,000 - \$599,000 **Median Unit Price** December quarter 2017: \$580,000

Comparable Properties



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



Price: \$617,000 Method: Private Sale Date: 20/02/2018 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$560,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: Apartment

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

> Price: \$542,500 Method: Private Sale Date: 29/09/2017 Rooms: 3 Property Type: Apartment

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101/4 Beavers Rd NORTHCOTE 3070 (REI)

