### McGrath

Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@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

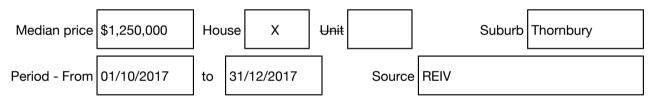
ess 15 Harry Street, Thornbury Vic 3071 nd de

#### Indicative selling price

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

 Range between
 \$1,950,000
 &
 \$2,050,000

#### 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	34 Oamaru St NORTHCOTE 3070	\$2,450,000	14/10/2017
2	3 Oamaru St NORTHCOTE 3070	\$2,250,000	28/10/2017
3	26 Salisbury Gr NORTHCOTE 3070	\$1,950,000	26/07/2017

#### 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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REIV

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There were no comparable in Thornbury area.



Rooms: Property Type: House (Res) Land Size: 608 sqm approx Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$1,950,000 - \$2,050,000 Median House Price December quarter 2017: \$1,250,000

### **Comparable Properties**

34 Oamaru St NORTHCOTE 3070 (REI/VG)         1       1         2         Price: \$2,450,000         Method: Private Sale         Date: 14/10/2017         Rooms: -         Property Type: House (Res)         Land Size: 415 sqm approx	Agent Comments
3 Oamaru St NORTHCOTE 3070 (REI) 4  3  3  3  3  3  3  3  3  3  3  3  3  3	Agent Comments
26 Salisbury Gr NORTHCOTE 3070 (REI/VG) 4 2 2 2 Price: \$1,950,000 Method: Private Sale Date: 26/07/2017 Rooms: - Property Type: House	Agent Comments

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