

#### 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 14 Northcote Street, Northcote Vic 3070 Including suburb and postcode

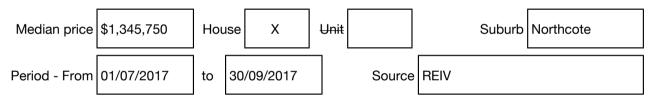
#### Indicative selling price

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

Range between \$1,200,000

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#### Median sale price



\$1.320.000

#### 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	8 Aberdeen Gr NORTHCOTE 3070	\$1,320,000	16/09/2017
2	128 Charles St NORTHCOTE 3070	\$1,240,000	24/06/2017
3	41 Barry St NORTHCOTE 3070	\$1,225,000	12/08/2017

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

#### Generated: 25/10/2017 14:34

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.



## McGrath





Rooms: Property Type: House (Res) Land Size: 302 sqm approx Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price September quarter 2017: \$1,345,750

### **Comparable Properties**



8 Aberdeen Gr NORTHCOTE 3070 (REI)
Agent Comments

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Date: 16/09/2017 Rooms: -Property Type: House (Res)

Agent Comments





Price: \$1,240,000 Method: Auction Sale Date: 24/06/2017 Rooms: -Property Type: House (Res)

41 Barry St NORTHCOTE 3070 (REI)

128 Charles St NORTHCOTE 3070 (REI)

**6** 1



Price: \$1,225,000 Method: Auction Sale Date: 12/08/2017 Rooms: -Property Type: House (Res) Land Size: 260 sqm approx Agent Comments

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

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