

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: 14 Northcote Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,345,750 House X Unit Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 Source REIV

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.

Anthony De Iesi

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



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



8 Aberdeen Gr NORTHCOTE 3070 (REI)

Agent Comments

 3  1  1

Renovated

Price: \$1,320,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)



128 Charles St NORTHCOTE 3070 (REI)

Agent Comments

 3  1  1

Price: \$1,240,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: House (Res)



41 Barry St NORTHCOTE 3070 (REI)

Agent Comments

 3  1  2

Price: \$1,225,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 260 sqm approx