

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

9 Mclachlan Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000 & \$2,050,000

Median sale priceMedian price \$1,350,000 House Unit Suburb Northcote

Period - From 01/10/2017 to 31/12/2017 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	6 Wright St CLIFTON HILL 3068	\$2,000,000	24/02/2018
2	38 Howitt St NORTHCOTE 3070	\$1,950,000	24/02/2018
3	82 Thomson St NORTHCOTE 3070	\$1,822,000	24/02/2018

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.



Rooms:
Property Type: House
Land Size: 422 sqm approx
Agent Comments

Comparable Properties



6 Wright St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



38 Howitt St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,950,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



82 Thomson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,822,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)