

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	y offered	for sale
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Address	35 Salisbury Grove, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,480,000	&	\$1,550,000
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Median sale price

Median price	\$1,503,000	Hou	ise X	Unit		Suburb	Northcote
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

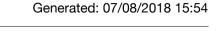
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 French Av NORTHCOTE 3070	\$1,610,000	15/02/2018
2	12 Herbert St NORTHCOTE 3070	\$1,530,000	07/07/2018
3	158 Mitchell St NORTHCOTE 3070	\$1,506,000	02/06/2018

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.

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



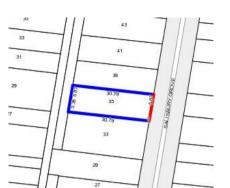




Mc**Grath**

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Indicative Selling Price \$1,480,000 - \$1,550,000 Median House Price June quarter 2018: \$1,503,000



Rooms: 1 2

Property Type: House Agent Comments

Comparable Properties



4 French Av NORTHCOTE 3070 (REI)

3





Price: \$1,610,000

Method: Sold Before Auction

Date: 15/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments



12 Herbert St NORTHCOTE 3070 (REI)

_ 3



₽ 2

Price: \$1,530,000 **Method:** Auction Sale **Date:** 07/07/2018

Rooms: -

Property Type: House (Res)

Agent Comments



158 Mitchell St NORTHCOTE 3070 (REI)





Agent Comments
Extra Bedroom

Price: \$1,506,000 Method: Auction Sale Date: 02/06/2018 Rooms: -

Property Type: House (Res)

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