## 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	6/245 Heidelberg Road, Northcote Vic 3070
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$720,000	&	\$770,000
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### Median sale price

Median price	\$1,280,500	Pro	perty Type	House		Suburb	Northcote
Period - From	01/10/2018	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	338a Separation St NORTHCOTE 3070	\$802,000	22/08/2019
2	7/11 Langwells Pde NORTHCOTE 3070	\$763,000	17/11/2019
3	3/241 Heidelberg Rd NORTHCOTE 3070	\$762,000	05/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

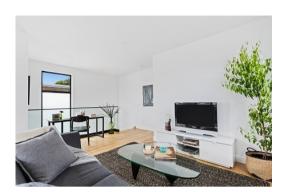
This Statement of Information was prepared on:	20/11/2019 17:14
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Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$720,000 - \$770,000 Median House Price Year ending September 2019: \$1,280,500



Property Type: Townhouse

Agent Comments

# Comparable Properties



338a Separation St NORTHCOTE 3070 (REI/VG)

**□** 2 **□** 1 **□** 2

Price: \$802,000 Method: Private Sale Date: 22/08/2019

Property Type: Townhouse (Single)

Agent Comments



7/11 Langwells Pde NORTHCOTE 3070 (REI)

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**Price:** \$763,000 **Method:** Auction Sale **Date:** 17/11/2019

Property Type: Townhouse (Res)

**Agent Comments** 

Agent Comments



3/241 Heidelberg Rd NORTHCOTE 3070 (REI)

Price: \$762,000 Method: Auction Sale Date: 05/10/2019

Property Type: Townhouse (Res)

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



