

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	158 Mitchell St NORTHCOTE 3070	\$1,506,000	02/06/2018
2	51 Auburn Av NORTHCOTE 3070	\$1,470,000	28/04/2018
3	6 Bank St NORTHCOTE 3070	\$1,440,000	16/06/2018

**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.

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

**Indicative Selling Price**

\$1,499,000

**Median House Price**

June quarter 2018: \$1,503,000



3   1   2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**158 Mitchell St NORTHCOTE 3070 (REI/VG)**

Agent Comments

4   1   1

**Price:** \$1,506,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 480 sqm approx



**51 Auburn Av NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** -

**Property Type:** House (Res)



**6 Bank St NORTHCOTE 3070 (REI)**

Agent Comments

3   1   2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** House (Res)