

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

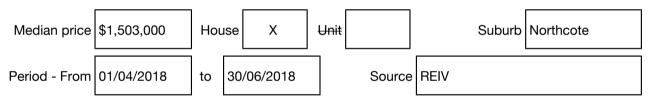
35 Salisbury Grove, Northcote Vic 3070

Indicative selling price

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

Single price \$1,499,000

Median sale price



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.

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

Generated: 05/10/2018 13:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

propertydata

McGrath





Rooms: Property Type: House (Res) Agent Comments 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

Comparable Properties

| 158 Mitchell St NORTHCOTE 3070 (REI/VG) ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ | Agent Comments |
|---|----------------|
| 51 Auburn Av NORTHCOTE 3070 (REI/VG) 3 1 1 1 Price: \$1,470,000 Method: Auction Sale Date: 28/04/2018 Rooms: - Property Type: House (Res) | Agent Comments |
| 6 Bank St NORTHCOTE 3070 (REI) 3 1 2 Price: \$1,440,000 Method: Auction Sale Date: 16/06/2018 Rooms: - Property Type: House (Res) | Agent Comments |

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

Generated: 05/10/2018 13:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



