McGrath





Rooms: Property Type: Land Size: Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price March quarter 2017: \$1,462,000

Comparable Properties

16 French Av NORTHCOTE 3070 (REI) 4 3 2 Price: \$1,745,000 Method: Auction Sale Date: 18/02/2017 Rooms: - Property Type: House (Res) Land Size:	Agent Comments
8 Thomson St NORTHCOTE 3070 (REI) 4 1 1 1 1 Price: \$1,760,000 Method: Auction Sale Date: 17/12/2016 Rooms: - Property Type: House (Res) Land Size:	Agent Comments
316 Gillies St THORNBURY 3071 (REI/VG) ↓ ↓ 2 ↓ 2 Price: \$1,755,000 Method: Auction Sale Date: 26/11/2016 Rooms: - Property Type: House (Res) Land Size: 539 sqm	Agent Comments

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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.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

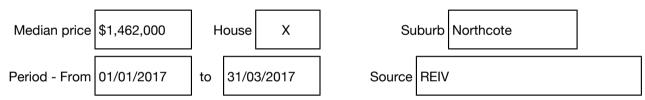
Address 38 Whalley Street, Northcote Vic 3070 Including suburb and postcode

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16 French Av NORTHCOTE 3070	\$1,745,000	18/02/2017
8 Thomson St NORTHCOTE 3070	\$1,760,000	17/12/2016
316 Gillies St THORNBURY 3071	\$1,755,000	26/11/2016

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