McGrath





Rooms: Property Type: Land Size: Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2017: \$1,454,750

Comparable Properties

112 Mitchell St NORTHCOTE 3070 (REI) 3 1 3 3 Price: \$1,530,000 Method: Auction Sale Date: 18/03/2017 Rooms: - Property Type: House Land Size:	Agent Comments
7 Bent St NORTHCOTE 3070 (REI) Image: 1 Image: 3 Price: \$1,636,000 Method: Auction Sale Date: 04/03/2017 Rooms: - Property Type: House (Res) Land Size: 445 sqm	Agent Comments Renovated property, 4 bedrooms, single garage and 2 carport spaces.
90 Jenkins St NORTHCOTE 3070 (REI/VG) 4 2 - Price: \$1,650,000 Method: Private Sale Date: 15/12/2016 Rooms: - Property Type: House Land Size: 385 sqm	Agent Comments Renovated home offering 4 bedroom and 2 bathrooms

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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 199 Clarke Street, Northcote Vic 3070 Including suburb and postcode

Indicative selling price

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

Range between
\$1,500,000

&
\$1,650,000

Median sale price

Median price
\$1,454,750

House
X

Suburb
Northcote



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
112 Mitchell St NORTHCOTE 3070	\$1,530,000	18/03/2017
7 Bent St NORTHCOTE 3070	\$1,636,000	04/03/2017
90 Jenkins St NORTHCOTE 3070	\$1,650,000	15/12/2016

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REIV



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