



2
 1

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)

Agent Comments

3
 1
 3

Price: \$1,530,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House
Land Size:



7 Bent St NORTHCOTE 3070 (REI)

Agent Comments

4
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 3

Price: \$1,636,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 445 sqm

Renovated property, 4 bedrooms, single garage and 2 carport spaces.



90 Jenkins St NORTHCOTE 3070 (REI/VG)

Agent Comments

4
 2
 -

Price: \$1,650,000
Method: Private Sale
Date: 15/12/2016
Rooms: -
Property Type: House
Land Size: 385 sqm

Renovated home offering 4 bedroom and 2 bathrooms

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/underquoting

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

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