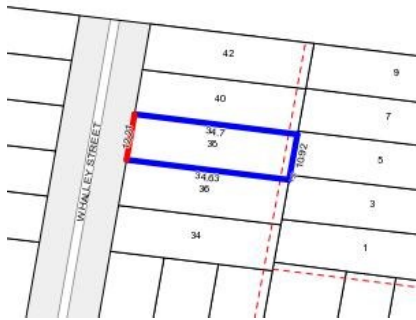


Anthony De Iesi
 9489 9422
 0407 803 501
 anthonydeiesi@mcgrath.com.au

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



Rooms:
Property Type:
Land Size:
 Agent Comments

Comparable Properties



16 French Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,745,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size:



8 Thomson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,760,000
Method: Auction Sale
Date: 17/12/2016
Rooms: -
Property Type: House (Res)
Land Size:



316 Gillies St THORNBURY 3071 (RE/VG)

Agent Comments



Price: \$1,755,000
Method: Auction Sale
Date: 26/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 539 sqm

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 |
|--------------------------------|-------------|--------------|
| 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 |