

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

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	13 Charles Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,350,000	Hou	ise X	Unit		Suburb	Northcote
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

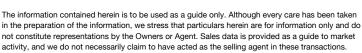
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15 Charles St NORTHCOTE 3070	\$1,122,000	18/11/2017
2	95 Beavers Rd NORTHCOTE 3070	\$1,118,000	26/08/2017
3	48 Beavers Rd NORTHCOTE 3070	\$1,115,000	26/10/2017

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.

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Indicative Selling Price \$1,129,000 **Median House Price** December quarter 2017: \$1,350,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



15 Charles St NORTHCOTE 3070 (REI)



Price: \$1,122,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



95 Beavers Rd NORTHCOTE 3070 (REI/VG)





Price: \$1,118,000 Method: Auction Sale Date: 26/08/2017

Rooms: -

Property Type: House (Res) Land Size: 173 sqm approx

Agent Comments



48 Beavers Rd NORTHCOTE 3070 (REI/VG)

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Price: \$1,115,000 Method: Private Sale Date: 26/10/2017

Rooms: 3

Property Type: House Land Size: 189 sqm approx Agent Comments

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