

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	13 Charles Street, Northcote Vic 3070
---	---------------------------------------

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,129,000
--------------	-------------

**Median sale price**

Median price	\$1,350,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	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.

	Address 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.

Gino De Iesi  
(03) 9489 9422  
0418 328 062

ginodeiesi@mcgrath.com.au

**Indicative Selling Price**

\$1,129,000

**Median House Price**

December quarter 2017: \$1,350,000



2   1   1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



15 Charles St NORTHCOTE 3070 (REI)

Agent Comments

2   1   1

**Price:** \$1,122,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)



95 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2   2   1

**Price:** \$1,118,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 173 sqm approx



48 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,115,000

**Method:** Private Sale

**Date:** 26/10/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 189 sqm approx