

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$360,000 - \$390,000

Median House Price

March quarter 2017: \$1,462,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



5/54 Emmaline St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$395,000

Method: Private Sale

Date: 09/11/2016

Rooms: -

Property Type: Apartment



204/26 Merri Pde NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$387,000

Method: Private Sale

Date: 09/03/2017

Rooms: -

Property Type: Apartment

207/481 High St NORTHCOTE 3070 (VG) Agent Comments



Price: \$367,500

Method: Sale

Date: 21/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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 201/68 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$1,462,000 House X Suburb Northcote

Period - From 01/01/2017 to 31/03/2017 Source REIV

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
5/54 Emmaline St NORTHCOTE 3070	\$395,000	09/11/2016
204/26 Merri Pde NORTHCOTE 3070	\$387,000	09/03/2017
207/481 High St NORTHCOTE 3070	\$367,500	21/12/2016