



**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

Brand new 2 bed, 2 bath townhouse being sold off plan.

## Comparable Properties



**85a Clyde St THORBURY 3071 (REI/VG)**



**Agent Comments**

Older but slightly larger property. Location not as good and further from public transport

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 20/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 7333 sqm approx



**4/49 James St NORTHCOTE 3070 (REI)**



**Agent Comments**

Larger but older townhouse. Comparable location

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 11/04/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)



**17b McFarlane St NORTHCOTE 3070 (REI/VG)**



**Agent Comments**

Comparable in size but location probably not as desired

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 152 sqm approx

**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 3/40 Stafford 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 \$1,100,000

**Median sale price**

Median price \$1,325,000

House X

Suburb Northcote

Period - From 01/04/2017 to 30/06/2017

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
85a Clyde St THORNBURY 3071	\$1,170,000	20/03/2017
4/49 James St NORTHCOTE 3070	\$1,100,000	11/04/2017
17b Mcfarlane St NORTHCOTE 3070	\$1,085,000	18/03/2017