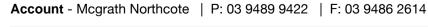


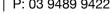
Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

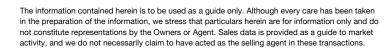
Statement of Information

Single residential property located in the Melbourne metropolitan area

					Se	ection 47	AF of	the Estate	Agen	ts Act 1980	
Property offer	ed for s	sale									
Address Including suburb and postcode		5/10 Langwells Parade, Northcote Vic 3070									
Indicative sell	ing pric	ce									
For the meaning	of this p	orice see	consur	ner.vic.gov.	au/und	erquoting					
Single pric	Single price \$1,129,000										
Median sale p	rice										
Median price	edian price \$1,610,000			0 House X Unit				Suburb Northcote			
Period - From	01/01/2	2018	8 to 31/03/2018 Source REIV					V			
Comparable p	roperty	/ sales (*Delet	e A or B b	elow a	s applica	ıble)				
months		estate a					•	perty for sale be most cor			
Address of comparable property								Price	Da	ate of sale	
1											
2											
3											
OR									•		
	_	_	•			-		t fewer than t		•	







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Indicative Selling Price \$1,129,000 Median House Price March quarter 2018: \$1,610,000





Comparable Properties

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.



