

4 Jeffrey Street, Northcote Vic 3070

McGrath

Irene Androulidakis

03 8312 9222

0420 967 163

ireneandroulidakis@mcgrath.com.au

Indicative Selling Price

\$1,320,000

Median House Price

December quarter 2017: \$1,350,000



3 1 1

Rooms: 5

Property Type: House

Land Size: 222 sqm approx

Agent Comments

Comparable Properties



39 Gordon Gr NORTHCOTE 3070 (REI)

Agent Comments

3 1 -

Price: \$1,345,000

Method: Private Sale

Date: 14/03/2018

Rooms: -

Property Type: House (Res)



263 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

3 2 2

Price: \$1,316,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)



10 rathmines St FAIRFIELD 3078 (REI)

Agent Comments

3 2 1

Price: \$1,275,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (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

4 Jeffrey Street, Northcote Vic 3070

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,350,000

House

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.

	Address of comparable property	Price	Date of sale
1	39 Gordon Gr NORTHCOTE 3070	\$1,345,000	14/03/2018
2	263 Gillies St FAIRFIELD 3078	\$1,316,000	03/03/2018
3	10 rathmines St FAIRFIELD 3078	\$1,275,000	24/02/2018

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.~~