



Property Type: Villa Unit Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median House Price** June guarter 2017: \$1,325,000

Comparable Properties

19/41-43 Leinster Gr NORTHCOTE 3070 (REI)

6 - 2

Price: \$785.000

Method: Sold Before Auction

Date: 02/02/2017

Rooms: -

-2

Property Type: Unit

Agent Comments



31/41-43 Leinster Gr NORTHCOTE 3070 (REI)

Price: \$820,000 Method: Auction Sale Date: 10/06/2017

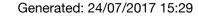
Rooms: -

Property Type: Villa

Agent Comments

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.

Account - Woodards | P: 03 86812729







Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

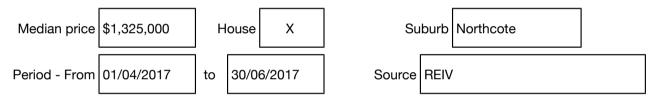
Address	1/42 Ryan Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price



Comparable property sales

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.



