

1/42 Ryan Street, Northcote Vic 3070



 2  1  3

Rooms: 3
Property Type: Villa Unit
Land Size: 250 sqm approx
Agent Comments

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

Comparable Properties

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

 2  1  1

Price: \$785,000
Method: Sold Before Auction
Date: 02/02/2017
Rooms: -
Property Type: Unit



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

 2  1  1

Price: \$820,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: Villa

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.

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

1/42 Ryan Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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

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.