

41 Barry Street, Northcote Vic 3070



3 1 2

Rooms:
Property Type: House
Land Size: 260 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2017: \$1,325,000

Comparable Properties



142 Bent St NORTHCOTE 3070 (VG)

Agent Comments

3 - -

Price: \$1,050,000
Method: Sale
Date: 18/04/2017
Rooms: -
Property Type: House - Terrace
Land Size: 205 sqm approx



114 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,070,000
Method: Private Sale
Date: 06/07/2017
Rooms: -
Property Type: House (Res)



43 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 -

Price: \$1,165,000
Method: Private Sale
Date: 31/03/2017
Rooms: -
Property Type: House
Land Size: 210 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

41 Barry Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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
142 Bent St NORTHCOTE 3070	\$1,050,000	18/04/2017
114 Beavers Rd NORTHCOTE 3070	\$1,070,000	06/07/2017
43 Westgarth St NORTHCOTE 3070	\$1,165,000	31/03/2017