







Property Type: House Land Size: 260 sqm approx

Agent Comments

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

Comparable Properties



142 Bent St NORTHCOTE 3070 (VG)





Agent Comments

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)

= 3







Price: \$1,070,000

Method: Private Sale Date: 06/07/2017

Rooms: -

Property Type: House (Res)

Agent Comments



43 Westgarth St NORTHCOTE 3070 (REI/VG)

-3







Price: \$1,165,000 Method: Private Sale Date: 31/03/2017

Rooms: -

Property Type: House Land Size: 210 sqm approx **Agent Comments**

Account - Woodards | P: 03 86812729

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

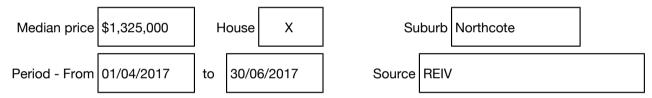
Address Including suburb and	41 Barry Street, Northcote Vic 3070
postcode	

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



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



