## McGrath

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

**Indicative Selling Price** \$700,000 - \$765,000 **Median Unit Price** Year ending March 2019: \$617,500





Property Type: Townhouse (Res)

**Agent Comments** 



## Comparable Properties



Date: 23/03/2019





Price: \$732.000 Method: Auction Sale

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



1/20 South St HADFIELD 3046 (REI)

3



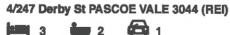


Price: \$700,000 Method: Private Sale Date: 31/01/2019

Rooms: 6

Property Type: Townhouse (Res) Land Size: 2106 sqm approx

**Agent Comments** 









**Agent Comments** 

Price: \$700,000 Method: Private Sale Date: 10/12/2018 Rooms: -

Property Type: Unit

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586







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### Statement of Information

# Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1986			
Property offered for	sale		
Address Including suburb and postcode	1		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$700,000 & \$765,000			
Median sale price			
Median price \$617,5  Period - From 01/04/2		Suburb Co	oburg North
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 13b Quick St PASCOE VALE 3044		\$732,000	23/03/2019
2 1/20 South St HADFIELD 3046		\$700,000	31/01/2019
3 4/247 Derby St F	\$700,000	10/12/2018	

#### OR

The estate agent or agent's representative reasonably believes that fewer than three comparable B\* properties were sold within two kilometres of the property for sale in the last six months.

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