

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

9/2-4 THOMSON STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 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

2/54 CUNNINGHAM STREET NORTHCOTE VIC 3070	\$457,000	10-Aug-23
2/309 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$425,000	22-Jul-23
8/14 VAUXHALL ROAD NORTHCOTE VIC 3070	\$438,000	19-Aug-23

OR

B* 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 6 months.

This Statement of Information was prepared on: 07 September 2023



2/54 CUNNINGHAM STREET NORTHCOTE VIC 3070

1 1 1

Sold Price

^{RS}

\$457,000

Sold Date

10-Aug-23

Distance

0.8km



2/309 HEIDELBERG ROAD NORTHCOTE VIC 3070

1 1 1

Sold Price

^{RS}

\$425,000

Sold Date

22-Jul-23

Distance

0.62km



8/14 VAUXHALL ROAD NORTHCOTE VIC 3070

1 1 1

Sold Price

^{RS}

\$438,000

Sold Date

19-Aug-23

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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