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Rooms:**Property Type:** Apartment**Agent Comments**

Moments to John Cain Memorial Park and McDonnell Park, this updated one bedroom ground floor apartment offers relaxed central living, modern kitchen and meals with SS appliances, bedroom with BIR, central bathroom, laundry facilities, and private courtyard on title.

Indicative Selling Price

\$359,000

Median Unit Price

Year ending March 2017: \$619,500

Comparable Properties

**1/5 Christmas St NORTHCOTE 3070 (REI)****Agent Comments**
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Price: \$400,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** -**Property Type:** Apartment**12/46 Mitchell St NORTHCOTE 3070 (REI)****Agent Comments**
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Price: \$348,000**Method:** Private Sale**Date:** 01/03/2017**Rooms:** -**Property Type:** Apartment**8/44 South Cr NORTHCOTE 3070 (REI)****Agent Comments**
 1
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Price: \$335,000**Method:** Private Sale**Date:** 28/04/2017**Rooms:** -**Property Type:** Apartment

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

3/28 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$619,500

Unit

X

Suburb

Northcote

Period - From

01/04/2016

to

31/03/2017

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
1/5 Christmas St NORTHCOTE 3070	\$400,000	25/03/2017
12/46 Mitchell St NORTHCOTE 3070	\$348,000	01/03/2017
8/44 South Cr NORTHCOTE 3070	\$335,000	28/04/2017