

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

8/2 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Northcote

Period - From

28/06/2021

to

27/06/2022

Source

REIV

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	3/28 Ross St NORTHCOTE 3070	\$359,000	20/05/2022
2	8/3 Jessie St NORTHCOTE 3070	\$360,000	28/02/2022
3	10/223 Westgarth St NORTHCOTE 3070	\$385,000	05/05/2022

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 six months.~~

This Statement of Information was prepared on:

28/06/2022 08:27

8/2 Thomson Street, Northcote Vic 3070



John Bisignano

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Indicative Selling Price

\$365,000

Median Unit Price

28/06/2021 - 27/06/2022: \$585,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/28 Ross St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$359,000

Method: Private Sale

Date: 20/05/2022

Property Type: Apartment



8/3 Jessie St NORTHCOTE 3070 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 28/02/2022

Property Type: Strata Flat - Single OYO Flat



10/223 Westgarth St NORTHCOTE 3070 (VG)

Agent Comments

1 - -

Price: \$385,000

Method: Sale

Date: 05/05/2022

Property Type: Strata Flat - Single OYO Flat

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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