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 | 4/16 Latham Street, Northcote Vic 3070

Indicative selling price

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

Single price | $639,000

Median sale price

Median price | $630,000   Property Type | Unit   Suburb | Northcote

Period - From | 01/04/2023   to | 31/03/2024   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 7/34 Mitchell St NORTHCOTE 3070	$637,000	09/04/2024
2 6/34 Brooke St NORTHCOTE 3070	$610,000	28/02/2024
3		

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: | 14/05/2024 21:05

CONSUMER AFFAIRS VICTORIA

THE BISI AGENT

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$639,000
Median Unit Price
Year ending March 2024: $630,000

Comparable Properties

7/34 Mitchell St NORTHCOTE 3070 (REI)

🛏 2   🛁 1   🚗 1

Price: $637,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment

Agent Comments

6/34 Brooke St NORTHCOTE 3070 (VG)

🛏 2   🛁 -   🚗 -

Price: $610,000
Method: Sale
Date: 28/02/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments

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.