



Real Estate

STATEMENT OF INFORMATION

1A BIRD AVENUE, NORTHCOTE, VIC 3070

PREPARED BY CORINNE HUI, ZED REAL ESTATE, PHONE: 0433885112



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A BIRD AVENUE, NORTHCOTE, VIC 3070



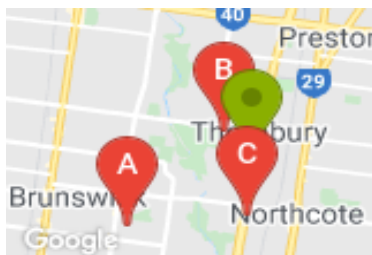
Indicative Selling Price

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

Price Range: 1,090 000 to 1,150 000

Provided by: Corinne Hui, Zed Real Estate

MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (Unit)

\$611,000

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



5/22 FRENCH AVE, BRUNSWICK EAST, VIC



Sale Price

****\$1,098,000**

Sale Date: 13/03/2021

Distance from Property: 1.9km



54 LEINSTER GR, THORBURY, VIC 3071



Sale Price

\$1,150,000

Sale Date: 23/02/2021

Distance from Property: 513m



4/2 MCCRACKEN AVE, NORTHCOTE, VIC 3070



Sale Price

****\$1,100,000**

Sale Date: 13/02/2021

Distance from Property: 837m



This report has been compiled on 23/04/2021 by Zed Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

1A BIRD AVENUE, NORTHCOTE, VIC 3070

Indicative selling price

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

Price Range:

1,090 000 to 1,150 000

Median sale price

Median price

\$611,000

Property type

Unit

Suburb

NORTHCOTE

Period

01 April 2020 to 31 March 2021

Source


pricfinder

Comparable property sales

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

5/22 FRENCH AVE, BRUNSWICK EAST, VIC 3057	**\$1,098,000	13/03/2021
54 LEINSTER GR, THORNBURY, VIC 3071	\$1,150,000	23/02/2021
4/2 MCCracken AVE, NORTHCOTE, VIC 3070	**\$1,100,000	13/02/2021

This Statement of Information was prepared

23/04/2021