

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

4/26 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$489,500

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Northcote

Period - From

02/05/2021

to

01/05/2022

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	2/5 Christmas St NORTHCOTE 3070	\$490,000	26/02/2022
2	1/95 Raleigh St THORNBURY 3071	\$473,000	10/04/2022
3	4/64 Collins St THORNBURY 3071	\$475,000	26/03/2022

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:

02/05/2022 09:24



Property Type: Apartment

Agent Comments

Comparable Properties



2/5 Christmas St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Apartment



1/95 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$473,000

Method: Auction Sale

Date: 10/04/2022

Property Type: Apartment



4/64 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Unit