

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

4/62 Cunningham Street, Northcote Vic 3070

Indicative selling price

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

Range between \$375,000 & \$410,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Northcote

Period - From 01/01/2020 to 31/03/2020 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	4/121 Gillies St FAIRFIELD 3078	\$415,000	27/03/2020
2	4/22 Miller St FITZROY NORTH 3068	\$391,000	14/05/2020
3	6/210 Clarke St NORTHCOTE 3070	\$390,000	01/12/2019

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:

21/05/2020 11:41

4/62 Cunningham Street, Northcote Vic 3070

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1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
March quarter 2020: \$745,000

Comparable Properties



4/121 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$415,000
Method: Auction Sale
Date: 27/03/2020
Property Type: Apartment



4/22 Miller St FITZROY NORTH 3068 (REI)

Agent Comments

1 1 1

Price: \$391,000
Method: Private Sale
Date: 14/05/2020
Rooms: 2
Property Type: Apartment



6/210 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000
Method: Auction Sale
Date: 01/12/2019
Property Type: Apartment

This property is un renovated

Account - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.