

# 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

205 / 8 BREAVINGTON WAY, NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price:

\$419,000

### Median sale price

Median price

\$405,000

Property type

Unit

Suburb

NORTHCOTE VIC 3070

Period - From

25/06/2020

to

25/06/2021

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

3/309 Heidelberg Road, Northcote Vic 3070	\$430,000	17/04/2021
11/200 Westgarth Street, Northcote Vic 3070	\$435,000	20/02/2021
9/26-36 Merri Parade, Northcote Vic 3070	\$445,000	08/02/2021

This Statement of Information was prepared on:

14/07/2021