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	

Indicative selling price

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

Range between \$630,000	&	\$650,000
-------------------------	---	-----------

Median sale price

Median price	\$645,000	Pro	perty Type Ur	nit		Suburb	Northcote
Period - From	21/07/2023	to	20/07/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	511/636 High St THORNBURY 3071	\$645,000	12/04/2024
2	15/442 High St NORTHCOTE 3070	\$630,000	09/07/2024
3	112/5 Beavers Rd NORTHCOTE 3070	\$615,000	15/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/07/2024 09:41





John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> **Indicative Selling Price** \$630,000 - \$650,000 **Median Unit Price** 21/07/2023 - 20/07/2024: \$645,000





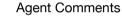
Property Type: Apartment **Agent Comments**

Comparable Properties



511/636 High St THORNBURY 3071 (REI/VG)

Price: \$645,000 Method: Private Sale Date: 12/04/2024 Property Type: Unit





15/442 High St NORTHCOTE 3070 (REI)

——— 2

Price: \$630,000 Method: Private Sale Date: 09/07/2024

Property Type: Apartment

Agent Comments



112/5 Beavers Rd NORTHCOTE 3070 (REI)

Price: \$615,000 Method: Private Sale Date: 15/07/2024

Property Type: Apartment

Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.