

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

308/8 Breavington Way, Northcote Vic 3070

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2021

to

30/09/2021

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	201/8 Breavington Way NORTHCOTE 3070	\$647,000	16/10/2021
2	809/8 Breavington Way NORTHCOTE 3070	\$640,000	21/05/2021
3	102/8 Breavington Way NORTHCOTE 3070	\$615,000	31/05/2021

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:

17/11/2021 09:47

308/8 Breavington Way, Northcote Vic 3070

Domenic Zanellini

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Indicative Selling Price

\$599,000

Median Unit Price

September quarter 2021: \$650,000



2 2 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



201/8 Breavington Way NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$647,000

Method: Private Sale

Date: 16/10/2021

Property Type: Apartment



809/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Sold Before Auction

Date: 21/05/2021

Property Type: Apartment



102/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 31/05/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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