

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

509/8 BREAVINGTON WAY, NORTHCOTE VIC 3070

Indicative selling price

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

Single price:

\$585,000

Median sale price

Median price

\$670,000

Property type

UNIT

Suburb

NORTHCOTE VIC 3070

Period – From

01/02/2021

to

01/02/2022

Source

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.

308/8 BREAVINGTON WAY, NORTHCOTE VIC 3070	\$599,000	23/11/2021
211/121-125 VICTORIA ROAD, NORTHCOTE VIC 3070	\$588,000	15/10/2021
111/105 DUNDAS STREET, PRESTON VIC 3072	\$585,000	11/11/2021

This Statement of Information was prepared on:

30th March 2022