

## 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

1/34 Wilmoth Street Northcote VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 6/113 Darebin Road Thornbury VIC 3071     | \$305,000 | 01-Oct-19 |
| 3/274 Mansfield Street Thornbury VIC 3071 | \$329,000 | 09-Oct-19 |
| 8/47 Station Street Fairfield VIC 3078    | \$329,000 | 03-Dec-19 |

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 6 months.~~

This Statement of Information was prepared on: 26 March 2020



**6/113 Darebin Road Thornbury VIC 3071**

Sold Price

**\$305,000**

Sold Date

**01-Oct-19**



1



1



1

Distance

**0.6km**



**3/274 Mansfield Street Thornbury VIC 3071**

Sold Price

**\$329,000**

Sold Date

**09-Oct-19**



1



1



1

Distance

**0.89km**



**8/47 Station Street Fairfield VIC 3078**

Sold Price

Sold Date

**03-Dec-19**



1



1



1

Distance

**1.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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