

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

6 Wimble Street, Northcote Vic 3070

Indicative selling price

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

Range between \$920,000

&

\$1,010,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Northcote

Period - From 01/07/2019

to

30/09/2019

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	33 King St FITZROY NORTH 3068	\$1,010,000	03/08/2019
2	19 Urquhart St NORTHCOTE 3070	\$1,000,000	16/11/2019
3	134 Westgarth St NORTHCOTE 3070	\$945,000	07/09/2019

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:

13/01/2020 15:23



Property Type: House (Previously Occupied - Detached)

Land Size:

Agent Comments

Comparable Properties



33 King St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 204 sqm approx



19 Urquhart St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



134 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 157 sqm approx