

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

16 Bird Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2024

to

30/09/2024

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	32 Bird Av NORTHCOTE 3070	\$1,425,000	25/06/2024
2			
3			

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:

16/12/2024 00:19



Property Type: Dwelling

Land Size: 435 sqm approx

Agent Comments

Property is in Dated Condition.

Owners expectations are higher than value range according to recent evidence. Therefore, i have been unable to secure 3 recent comparable sales.

Comparable Properties



32 Bird Av NORTHCOTE 3070 (REI)



Price: \$1,425,000

Method: Sold Before Auction

Date: 25/06/2024

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

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.