

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

7/28 Wilmoth Street Northcote VIC 3070

Indicative selling price

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

Single Price

or range
between

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2020

to

31 Aug 2021

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

10/70 Collins Street Thornbury VIC 3071	\$395,000	06-May-21
12/210 Clarke Street Northcote VIC 3070	\$393,000	01-Apr-21
8/50 Woolton Avenue Thornbury VIC 3071	\$385,000	03-Aug-21

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: 30 September 2021



10/70 Collins Street Thornbury VIC 3071 Sold Price **\$395,000** Sold Date **06-May-21**

 1  1  1

Distance **1.4km**



12/210 Clarke Street Northcote VIC 3070 Sold Price **\$393,000** Sold Date **01-Apr-21**

 1  1  1

Distance **1.9km**



8/50 Woolton Avenue Thornbury VIC 3071 Sold Price **\$385,000** Sold Date **03-Aug-21**

 1  1  1

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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