

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 505/636 High Street, Thornbury Vic 3071

Indicative selling price

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

price \$479,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Northcote

Period - From 19/03/2023 to 18/03/2024 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	102/195 Clarke St NORTHCOTE 3070	\$500,000	23/02/2024
2	104/17 Robbs Pde NORTHCOTE 3070	\$480,000	23/10/2023
3	214/5 Beavers Rd NORTHCOTE 3070	\$455,000	05/03/2024

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.

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Indicative Selling Price
\$479,000

Median Unit Price

19/03/2023 - 18/03/2024: \$560,000



 1.5  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



102/195 Clarke St NORTHCOTE 3070 (REI)

 1  1  1

Price: \$500,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment



104/17 Robbs Pde NORTHCOTE 3070 (REI/VG)

 1  1  1

Price: \$480,000

Method: Sold Before Auction

Date: 23/10/2023

Property Type: Apartment



214/5 Beavers Rd NORTHCOTE 3070 (REI)

 1  1  1

Price: \$455,000

Method: Private Sale

Date: 05/03/2024

Property Type: Apartment

Land Size: 69 sqm approx

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