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

808/8 Breavington Way, Northcote Vic 3070

Indicative selling price

	e 11 1 1		
For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
i or the meaning		00115011101.010.900.00/	anaciquoting

Single price \$599,500

Median sale price

Median price	\$615,000	Pro	operty Type Unit	t	Subur	b Northcote
Period - From	07/02/2024	to	06/02/2025	Sour	rce Prope	rty Data

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.

Add	dress of comparable property	Price	Date of sale
1	6/5 Emmaline St NORTHCOTE 3070	\$600,000	05/12/2024
2	306/550 High St NORTHCOTE 3070	\$599,000	29/11/2024
3	105/550 High St NORTHCOTE 3070	\$620,000	22/11/2024

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.

This Statement of Information was prepared on:

07/02/2025 13:18









Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

Indicative Selling Price \$599,500 Median Unit Price 07/02/2024 - 06/02/2025: \$615,000

Comparable Properties

	6/5 Emmaline St NORTHCOTE 3070 (REI/VG) 2 1 1 1 Price: \$600,000 Method: Sold Before Auction Date: 05/12/2024 Property Type: Unit	Agent Comments
	306/550 High St NORTHCOTE 3070 (REI/VG) 2 1 Price: \$599,000 Method: Private Sale Date: 29/11/2024 Property Type: Apartment	Agent Comments
GONE	105/550 High St NORTHCOTE 3070 (REI/VG) 2 1 Price: \$620,000 Method: Private Sale Date: 22/11/2024 Property Type: Apartment	Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.