

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

1/182 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2020

to

30/09/2020

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	3/4 Rathmines St FAIRFIELD 3078	\$680,000	25/07/2020
2	4/23-25 Derby St NORTHCOTE 3070	\$730,000	03/11/2020
3	2/115 Gillies St FAIRFIELD 3078	\$665,000	08/11/2020

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:

18/11/2020 09:56



Property Type: Villa Unti

Agent Comments

Comparable Properties



3/4 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Apartment



4/23-25 Derby St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 03/11/2020

Property Type: Apartment



2/115 Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$665,000

Method: Sold Before Auction

Date: 08/11/2020

Property Type: Unit