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

23 South Park Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	1 \$900,000		&		\$950,000				
Median sale price									
Median price	\$1,430,500	Pro	Property Type Hou		ise		Suburb	Northcote	
Period - From	29/07/2019	to	28/07/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	76 St Georges Rd NORTHCOTE 3070	\$905,000	05/06/2020
2	27 Park St NORTHCOTE 3070	\$1,000,000	09/05/2020
3	27 Turnbull Gr NORTHCOTE 3070	\$1,001,000	26/06/2020

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:

29/07/2020 14:03









Property Type: House (Res) **Land Size:** 121 sqm approx Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

Indicative Selling Price \$900,000 - \$950,000 Median House Price 29/07/2019 - 28/07/2020: \$1,430,500

Comparable Properties

	76 St Georges Rd NORTHCOTE 3070 (REI) 2 1 1 1 1 Price: \$905,000 Method: Private Sale Date: 05/06/2020 Property Type: House	Agent Comments
	27 Park St NORTHCOTE 3070 (REI/VG) 2 1 2 - Price: \$1,000,000 Method: Private Sale Date: 09/05/2020 Property Type: House Land Size: 146 sqm approx	Agent Comments
Another BISI Property GONE	27 Turnbull Gr NORTHCOTE 3070 (REI) 2 1 1 1 1 Price: \$1,001,000 Method: Sold Before Auction Date: 26/06/2020 Property Type: House (Res)	Agent Comments

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



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.