

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

7/26 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

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

Period - From 16/09/2018 to 15/09/2019 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	2/26 Wilmoth St NORTHCOTE 3070	\$405,000	24/08/2019
2	10/51 Cunningham St NORTHCOTE 3070	\$386,000	10/08/2019
3	3/175 Gladstone Av NORTHCOTE 3070	\$385,000	01/06/2019

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:

16/09/2019 07:44



Property Type: Apartment

Agent Comments

Comparable Properties



2/26 Wilmoth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$405,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment



10/51 Cunningham St NORTHCOTE 3070 (REI) Agent Comments



Price: \$386,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Apartment



3/175 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$385,000

Method: Auction Sale

Date: 01/06/2019

Rooms: 2

Property Type: Apartment