

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

2/26 Wilmoth Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Northcote

Period - From

01/04/2019

to

30/06/2019

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	8/228 Rathmines St FAIRFIELD 3078	\$362,000	21/02/2019
2	11/111 Gillies St FAIRFIELD 3078	\$366,000	25/03/2019
3	11/25 Kemp St THORNBURY 3071	\$400,000	23/02/2019

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.

John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

June quarter 2019: \$630,000



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/228 Rathmines St FAIRFIELD 3078 (REI/VG) Agent Comments



Price: \$362,000

Method: Private Sale

Date: 21/02/2019

Rooms: -

Property Type: Apartment



11/111 Gillies St FAIRFIELD 3078 (REI/VG) Agent Comments



Price: \$366,000

Method: Private Sale

Date: 25/03/2019

Rooms: -

Property Type: Apartment



11/25 Kemp St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment