

### 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

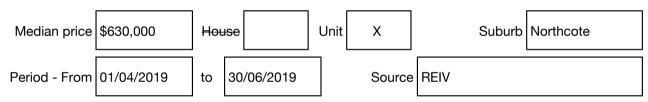
ss 2/26 Wilmoth Street, Northcote Vic 3070 nd de

#### Indicative selling price

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

Range between	\$350,000	&	\$385,000	

#### Median sale price



#### 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.

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

propertydata

#### Generated: 26/07/2019 13:12

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.







Rooms: Property Type: Apartment Agent Comments 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

## **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

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

propertydata

#### Generated: 26/07/2019 13:12

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.

