

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

58 Bird Avenue Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Northcote

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

56 Emmaline Street Northcote VIC 3070	\$1,050,000	25-Jun-19
75 Elm Street Northcote VIC 3070	\$1,085,000	30-May-19
19 Harold Street Thornbury VIC 3071	\$1,060,000	11-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 20 November 2019



56 Emmaline Street Northcote VIC 3070

Sold Price

\$1,050,000

Sold Date

25-Jun-19

 2  1  1

Distance

0.53km



75 Elm Street Northcote VIC 3070

Sold Price

\$1,085,000

Sold Date

30-May-19

 3  1  1

Distance

0.91km



19 Harold Street Thornbury VIC 3071

Sold Price

\$1,060,000

Sold Date

11-Jun-19

 3  1  1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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