

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

11 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	146 Westgarth St NORTHCOTE 3070	\$2,150,000	16/03/2024
2	28 Armadale St THORNBURY 3071	\$2,142,500	24/02/2024
3	68 Bastings St NORTHCOTE 3070	\$2,100,000	11/11/2023

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:

20/03/2024 16:26



Property Type: House (Res)

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



146 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,150,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



28 Armadale St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,142,500

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 365 sqm approx



68 Bastings St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 560 sqm approx