## 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 price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$425,000		&		\$440,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/309 Heidelberg Rd NORTHCOTE 3070	\$425,000	22/07/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/11/2023 17:47









**Property Type:** Apartment Agent Comments

Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

Indicative Selling Price \$425,000 - \$440,000 Median Unit Price September quarter 2023: \$575,000

# **Comparable Properties**



2/309 Heidelberg Rd NORTHCOTE 3070 (REI/VG)



Price: \$425,000 Method: Auction Sale Date: 22/07/2023 Property Type: Apartment Agent Comments

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 - Jellis Craig



Propertydata

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