Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/2 Johnson Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$320,000		&		\$352,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	Property Type Hous		se		Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	12/14 Ballantyne St THORNBURY 3071	\$369,000	29/09/2023
2	16/33 Woolton Av THORNBURY 3071	\$342,500	03/05/2023
3	9/26 Normanby Av THORNBURY 3071	\$340,000	06/07/2023

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:

01/11/2023 20:44









Property Type: Flat Agent Comments

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> Indicative Selling Price \$320,000 - \$352,000 Median House Price September quarter 2023: \$1,750,000

Comparable Properties



12/14 Ballantyne St THORNBURY 3071 (REI) Agent Comments



Price: \$369,000 Method: Private Sale Date: 29/09/2023 Property Type: Apartment



16/33 Woolton Av THORNBURY 3071 (REI/VG) Agent Comments



Price: \$342,500 Method: Private Sale Date: 03/05/2023 Property Type: Apartment

9/26 Normanby Av THORNBURY 3071 (REI/VG) Agent Comments



Price: \$340,000 Method: Private Sale Date: 06/07/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9403 9300



propertydata

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