

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

5/2 Johnson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$320,000 & \$352,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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	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

Comparable Properties



12/14 Ballantyne St THORBURY 3071 (REI)

Agent Comments



Price: \$369,000

Method: Private Sale

Date: 29/09/2023

Property Type: Apartment



16/33 Woolton Av THORBURY 3071 (REI/VG)

Agent Comments



Price: \$342,500

Method: Private Sale

Date: 03/05/2023

Property Type: Apartment

9/26 Normanby Av THORBURY 3071 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 06/07/2023

Property Type: Unit