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 7/34 Wilmoth Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$460,000		&		\$500,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/128 Gillies St FAIRFIELD 3078	\$492,500	29/11/2023
2	2/175 Arthur St FAIRFIELD 3078	\$490,000	16/10/2023
3	5/44 Swift St THORNBURY 3071	\$450,000	19/01/2024

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:

27/03/2024 09:06









Property Type: Flat/Unit/Apartment (Res) Agent Comments Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price December quarter 2023: \$705,000

Comparable Properties



3/128 Gillies St FAIRFIELD 3078 (REI/VG)



Price: \$492,500 Method: Private Sale Date: 29/11/2023 Property Type: Apartment

Agent Comments

Agent Comments



2/175 Arthur St FAIRFIELD 3078 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 16/10/2023 Rooms: 4 Property Type: Apartment

5/44 Swift St THORNBURY 3071 (REI)



Agent Comments



Price: \$450,000 Method: Private Sale Date: 19/01/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



propertydata

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