

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

7/34 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$705,000 Property Type Unit 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	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

Comparable Properties



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

Agent Comments



Price: \$492,500

Method: Private Sale

Date: 29/11/2023

Property Type: Apartment



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

Agent Comments



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