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	703/8 Breavington Way, Northcote Vic 3070

Indicative selling price

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

Single price	$495,000

Median sale price

Median price	$683,000	Property Type	Unit	Suburb	Northcote
Period - From	22/03/2021	to	21/03/2022	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	310/2b Dennis St NORTHCOTE 3070	$480,000	18/01/2022
2	5/138 Darebin Rd NORTHCOTE 3070	$475,900	24/12/2021
3	510/8 Breavington Way NORTHCOTE 3070	$452,500	05/11/2021

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:	22/03/2022 15:13

703/8 Breavington Way, Northcote Vic 3070

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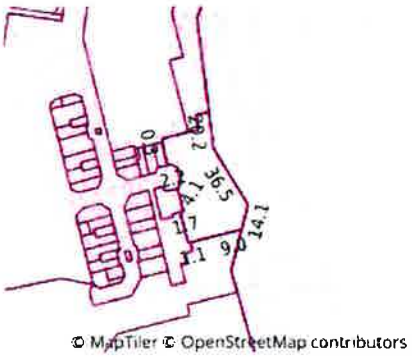

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
22/03/2021 - 21/03/2022: $683,000

Comparable Properties



310/2b Dennis St NORTHCOTE 3070 (REI)

1 1 1

Price: $480,000
Method: Private Sale
Date: 18/01/2022
Property Type: Apartment

Agent Comments

5/138 Darebin Rd NORTHCOTE 3070 (VG)

1 - -

Price: $475,900
Method: Sale
Date: 24/12/2021
Property Type: Strata Flat - Single OYO Flat

Agent Comments

510/8 Breavington Way NORTHCOTE 3070 (VG)

1 - -

Price: $452,500
Method: Sale
Date: 05/11/2021
Property Type: Strata Flat - Single OYO Flat

Agent Comments