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

Single price $349,000

Median sale price

Median price $575,000 Property Type Unit 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	2/143 Smith St THORNBURY 3071	$365,000	25/10/2023
2	4/46 Mitchell St NORTHCOTE 3070	$345,000	16/10/2023
3	4/31 Martin St THORNBURY 3071	$340,000	20/10/2023

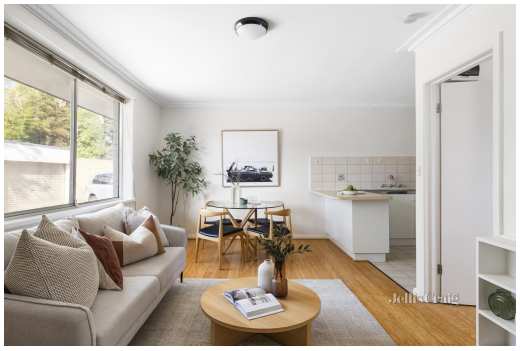
OR

~~**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: 24/11/2023 13:05

5/2 Johnson Street, Northcote Vic 3070

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$349,000
Median Unit Price
September quarter 2023: $575,000

Comparable Properties



2/143 Smith St THORNBURY 3071 (REI)

1 1 1

Price: $365,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment

Agent Comments



4/46 Mitchell St NORTHCOTE 3070 (REI)

1 1 1

Price: $345,000
Method: Private Sale
Date: 16/10/2023
Property Type: Unit

Agent Comments



4/31 Martin St THORNBURY 3071 (REI)

1 1 1

Price: $340,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment

Agent Comments

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