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	10/5 Simpson Street, Northcote Vic 3070

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price*

Median price $427,000 Property Type House Suburb Northcote

Period - From 01/07/2020 to 20/10/2020 Source RPDATA

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.

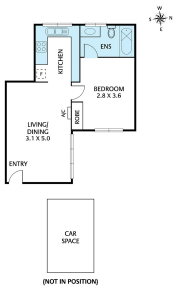
	Address of comparable property	Price	Date of sale
1	18/210 Clarke St, Northcote, Vic 3070, Australia	$382,000	08/08/2020
2	103/369-481 High St, Northcote, Vic 3070, Australia	$377,500	06/08/2020
3	3/262 Heidelberg Rd FAIRFIELD 3078	$374,000	23/06/2020

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: 20/10/2020 15:18

10/5 Simpson Street, Northcote Vic 3070



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Property Type: Apartment
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median House Price *
01/07/2020 - 20/10/2020: $427,000
* Agent calculated median

Comparable Properties

18/210 Clarke St, Northcote, Vic 3070, Australia (REI)

1 1 1

Price: $382,000
Method:
Date: 08/08/2020
Property Type: Unit

Agent Comments

103/369-481 High St, Northcote, Vic 3070, Australia (REI)

1 1 1

Price: $377,500
Method:
Date: 06/08/2020
Property Type: Unit

Agent Comments

3/262 Heidelberg Rd FAIRFIELD 3078 (VG)

1 - -

Price: $374,000
Method: Sale
Date: 23/06/2020
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.