

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

10/247 Heidelberg Road Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 15/170 Westgarth Street Northcote VIC 3070 | \$270,000 | 27-Jul-19 |
| 7/49 Station Street Fairfield VIC 3078 | \$305,000 | 07-Nov-19 |
| 4/40 Yarralea Street Alphington VIC 3078 | \$308,000 | 26-Aug-19 |

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 6 months.~~

This Statement of Information was prepared on: 22 January 2020

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15/170 Westgarth Street Northcote VIC 3070

1
 1
 1

Sold Price **\$270,000** Sold Date **27-Jul-19**

Distance **0.08km**



7/49 Station Street Fairfield VIC 3078

1
 1
 1

Sold Price ^{RS} **\$305,000** Sold Date **07-Nov-19**

Distance **0.71km**



4/40 Yarralea Street Alphington VIC 3078

1
 1
 1

Sold Price **\$308,000** Sold Date **26-Aug-19**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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