

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

202C/168 Victoria 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

\$408,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2019

to

29 Feb 2020

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

7/26 Wilmoth Street Northcote VIC 3070	\$404,000	13-Oct-19
404/332 High Street Northcote VIC 3070	\$420,000	23-Oct-19
2/138 Darebin Road Northcote VIC 3070	\$510,000	27-Sep-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: 26 March 2020



7/26 Wilmoth Street Northcote VIC 3070 Sold Price **\$404,000** Sold Date **13-Oct-19**

1 1 1

Distance **0.58km**



404/332 High Street Northcote VIC 3070 Sold Price **\$420,000** Sold Date **23-Oct-19**

1 1 1

Distance **1.11km**



2/138 Darebin Road Northcote VIC 3070 Sold Price **\$510,000** Sold Date **27-Sep-19**

1 1 1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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