

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

5/247 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

\$280,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2019

to

30 Nov 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

15/247 Heidelberg Road Northcote VIC 3070	\$317,000	15-Oct-20
1/262 Heidelberg Road Fairfield VIC 3078	\$395,000	27-Jul-20
3/262 Heidelberg Road Fairfield VIC 3078	\$374,000	23-Jun-20

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: 11 December 2020

MOSS SALES

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15/247 Heidelberg Road Northcote VIC 3070

Sold Price

\$317,000

Sold Date

15-Oct-20

1 1 1

Distance

-



1/262 Heidelberg Road Fairfield VIC 3078

Sold Price

\$395,000

Sold Date

27-Jul-20

1 1 1

Distance

0.15km



3/262 Heidelberg Road Fairfield VIC 3078

Sold Price

\$374,000

Sold Date

23-Jun-20

1 1 1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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