

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

1/105 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2022 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	1/27 Leonard St NORTHCOTE 3070	\$1,010,000	29/09/2023
2	3/78 Rathmines St FAIRFIELD 3078	\$955,000	29/07/2023
3			

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: 16/11/2023 11:22



2 1 2

Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

A sophisticated, spacious residence with generous outdoor entertaining. L-shaped living/dining, Asko/stone kitchen, alfresco gardens, chic bathroom, heating/cooling, garage and OSP.

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending September 2023: \$630,000

Comparable Properties



1/27 Leonard St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,010,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: Unit



3/78 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments

2 1 1

Price: \$955,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Villa

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.