# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pi	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





Lewis Harry 03 9403 9300

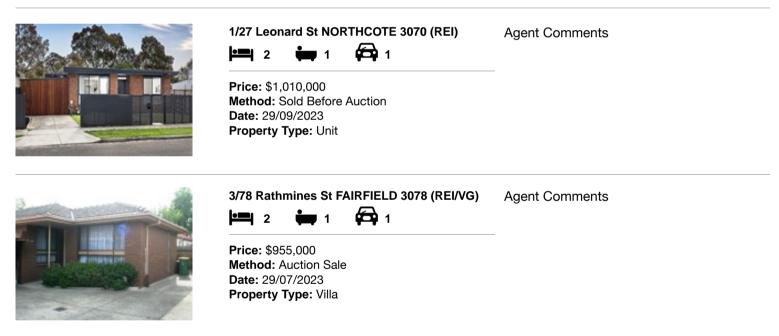


Property Type: Unit Land Size: 247 sqm approx Agent Comments 0447 513 077 lewisharry@jelliscraig.com.au Indicative Selling Price \$900,000 - \$990,000

Median Unit Price Year ending September 2023: \$630,000

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

# **Comparable Properties**



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.

Account - Jellis Craig | P: 03 9403 9300

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