

# 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 103a/168 Victoria Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$445,000 & \$485,000

### Median sale price

Median price \$577,500 Property Type Unit Suburb Northcote

Period - From 30/05/2023 to 29/05/2024 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	204A/168 Victoria Rd NORTHCOTE 3070	\$485,000	11/12/2023
2	205/44 Eastment St NORTHCOTE 3070	\$470,000	09/04/2024
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: 30/05/2024 10:19



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$445,000 - \$485,000

**Median Unit Price**

30/05/2023 - 29/05/2024: \$577,500

## Comparable Properties



**204A/168 Victoria Rd NORTHCOTE 3070**  
(REI/VG)

Agent Comments

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**Price:** \$485,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Apartment



**205/44 Eastment St NORTHCOTE 3070**  
(REI/VG)

Agent Comments

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**Price:** \$470,000

**Method:** Private Sale

**Date:** 09/04/2024

**Property Type:** Apartment

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.

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