

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

107/66 Waterloo Road, Northcote Vic 3070

Indicative selling price

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

Range between \$700,000 & \$740,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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 | 10/44 James St NORTHCOTE 3070 | \$745,000 | 14/01/2024 |
| 2 | 107/227 St Georges Rd NORTHCOTE 3070 | \$710,000 | 02/04/2024 |
| 3 | 205/405 High St NORTHCOTE 3070 | \$700,000 | 05/12/2023 |

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: 01/05/2024 11:32



Property Type: Apartment

Agent Comments

Comparable Properties



10/44 James St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$745,000

Method:

Date: 14/01/2024

Property Type: Apartment



107/227 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment



205/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment

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