

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

109/17 ROBBS PARADE 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2022

to

31 Oct 2023

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

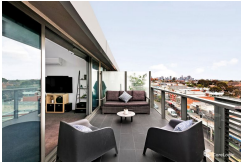
Date of sale

401/332 HIGH STREET NORTHCOTE VIC 3070	\$590,000	18-Oct-23
3/58 WESTGARTH STREET NORTHCOTE VIC 3070	\$560,000	02-Aug-23
804/8 BREAVINGTON WAY NORTHCOTE VIC 3070	\$550,000	16-Sep-23

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: 08 November 2023



**401/332 HIGH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **18-Oct-23**

Distance **0.2km**



**3/58 WESTGARTH STREET
NORTHCOTE VIC 3070**

2 1 -

Sold Price **\$560,000** Sold Date **02-Aug-23**

Distance **1.45km**



**804/8 BREAVINGTON WAY
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$550,000** Sold Date **16-Sep-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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