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

115 Roberts Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale pr	rice							
Median price	\$1,660,000	Pro	operty Type	Hou	ISE		Suburb	Northcote
Period - From	19/06/2023	to	18/06/2024		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.

Address of comparable property	Price	Date of sale
1		
2		
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:

19/06/2024 10:44





enquiry@naison.com.au

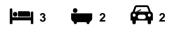
19/06/2023 - 18/06/2024: \$1,660,000

Indicative Selling Price \$1,400,000 - \$1,500,000

Median House Price

Ivor Nakic 03 9489 3444 0413 048 584





Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 472 sqm approx

Agent Comments

Comprising three large bedrooms, master bedroom with walk-in-robe and ensuite, formal lounge and formal dining leading to an open plan kitchen with meals and living area, central bathroom, separate laundry. Step out to a generous backyard with large double lock-up garage/workshop.

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 - Naison Real Estate | P: 03 9489 3444





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