

# 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

17/247 Heidelberg 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)

Single price \$275,000

### Median sale price

Median price \$575,000

Property Type Unit

Suburb Northcote

Period - From 01/07/2023

to 30/09/2023

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	1/208 Gillies St FAIRFIELD 3078	\$290,000	21/10/2023
2	4/247 Heidelberg Rd NORTHCOTE 3070	\$280,000	26/10/2023
3	8/42 Gillies St FAIRFIELD 3078	\$273,000	02/08/2023

**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:

10/11/2023 11:13



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**Property Type:** Strata Flat - Single  
OYO Flat

Agent Comments

**Indicative Selling Price**

\$275,000

**Median Unit Price**

September quarter 2023: \$575,000

## Comparable Properties



**1/208 Gillies St FAIRFIELD 3078 (REI)**

Agent Comments

1   1   1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 21/10/2023

**Property Type:** Apartment



**4/247 Heidelberg Rd NORTHCOTE 3070 (REI)**

Agent Comments

1   1   1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Apartment



**8/42 Gillies St FAIRFIELD 3078 (REI/VG)**

Agent Comments

1   1   -

**Price:** \$273,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** Apartment

Account - Jellis Craig | P: 03 94321444