

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

201/121-125 VICTORIA ROAD 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

\$585,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jun 2023

to

31 May 2024

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

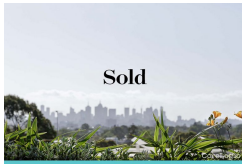
Date of sale

7/209-211 RATHMINES STREET FAIRFIELD VIC 3078	\$675,000	14-Apr-23
2/34-36 BROOKE STREET NORTHCOTE VIC 3070	\$627,000	17-Mar-23
7/156 STATION STREET FAIRFIELD VIC 3078	\$540,000	10-Feb-24

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: 14 June 2024



**7/209-211 RATHMINES STREET
FAIRFIELD VIC 3078**

2 1 1

Sold Price

\$675,000

Sold Date

14-Apr-23

Distance

0.65km



**2/34-36 BROOKE STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

\$627,000

Sold Date

17-Mar-23

Distance

0.7km



**7/156 STATION STREET FAIRFIELD
VIC 3078**

2 1 1

Sold Price

\$540,000

Sold Date

10-Feb-24

Distance

0.7km



**13/44 GILLIES STREET FAIRFIELD
VIC 3078**

2 1 1

Sold Price

\$565,000

Sold Date

07-Mar-23

Distance

0.89km



**6/23 SWIFT STREET NORTHCOTE
VIC 3070**

2 1 1

Sold Price

\$580,000

Sold Date

08-Feb-23

Distance

0.94km



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

2 1 1

Sold Price

\$550,000

Sold Date

16-Sep-23

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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**7/27 JESSIE STREET NORTHCOTE
VIC 3070**

Sold Price

\$560,000

Sold Date

18-Jan-24

 2

 1

 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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