

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

208/17 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2023

to

31 Jan 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

3/31 EMMALINE STREET NORTHCOTE VIC 3070	\$350,000	20-Feb-24
105/114 HELEN STREET NORTHCOTE VIC 3070	\$445,000	17-Feb-24
607/8 BREAVINGTON WAY NORTHCOTE VIC 3070	\$450,000	01-Jan-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: 22 February 2024

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**3/31 EMMALINE STREET
 NORTHCOTE VIC 3070**

 1  1  -

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **20-Feb-24**

Distance **0.69km**



**105/114 HELEN STREET
 NORTHCOTE VIC 3070**

 1  1  1

Sold Price ^{RS} **\$445,000** Sold Date **17-Feb-24**

Distance **0.19km**



**607/8 BREAVINGTON WAY
 NORTHCOTE VIC 3070**

 1  1  1

Sold Price ^{RS} **\$450,000** Sold Date **01-Jan-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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