

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 212/26 Merri Parade, Northcote Vic 3070
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$320,000

Median sale price

Median price \$619,250 Property Type Unit Suburb Northcote

Period - From 03/08/2022 to 02/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	206/481 High St NORTHCOTE 3070	\$315,000	06/07/2023
2	209/481 High St NORTHCOTE 3070	\$305,000	31/03/2023
3	317/1 Brunswick Rd BRUNSWICK EAST 3057	\$305,000	19/04/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03/08/2023 16:39

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Indicative Selling Price

\$300,000 - \$320,000

Median Unit Price

03/08/2022 - 02/08/2023: \$619,250



Property Type: Apartment

Agent Comments

Comparable Properties



206/481 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment



209/481 High St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 31/03/2023

Property Type: Strata Flat - Single OYO Flat



317/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 19/04/2023

Property Type: Apartment

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