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

310/26-38 Merri Parade, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$425,000			
Median sale pr	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	105/114 Helen St NORTHCOTE 3070	\$445,000	17/02/2024
2	105/5 Beavers Rd NORTHCOTE 3070	\$443,600	13/04/2024
3	306/121-125 Victoria Rd NORTHCOTE 3070	\$412,000	10/11/2023

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:

18/04/2024 10:57









Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$400,000 - \$425,000 **Median Unit Price** March quarter 2024: \$615,000

Comparable Properties



105/114 Helen St NORTHCOTE 3070 (REI)



Price: \$445,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment Agent Comments



105/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

Agent Comments





Price: \$443,600 Method: Auction Sale Date: 13/04/2024

Property Type: Apartment



306/121-125 Victoria Rd NORTHCOTE 3070 (REI)



Price: \$412.000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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