

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 316/26-38 Merri Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	108/58 Queens Pde FITZROY NORTH 3068	\$395,000	14/02/2024
2	404/240-250 Lygon St BRUNSWICK EAST 3057	\$380,000	06/03/2024
3	503/240 Lygon St BRUNSWICK EAST 3057	\$350,000	22/12/2023

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: 09/04/2024 15:29



Rooms: 2

Property Type: Studio Apartment

Agent Comments

Comparable Properties



108/58 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



404/240-250 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 06/03/2024

Property Type: Apartment



503/240 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment