

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

4/101 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Northcote

Period-from

01 Apr 2023

to

31 Mar 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

1/2 MURIEL STREET NORTHCOTE VIC 3070	\$940,000	31-Jan-24
6/36 BOOTHBY STREET NORTHCOTE VIC 3070	\$891,000	22-Mar-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.

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**1/2 MURIEL STREET NORTHCOTE
 VIC 3070**

 2  1  1

Sold Price **\$940,000** Sold Date **31-Jan-24**

Distance **0.4km**



**6/36 BOOTHBY STREET
 NORTHCOTE VIC 3070**

 2  1  1

Sold Price ^{RS} **\$891,000** Sold Date **22-Mar-24**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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