

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

4/305 HEIDELBERG 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/309 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$425,000	22-Jul-23
8/130 GILLIES STREET FAIRFIELD VIC 3078	\$400,000	19-Sep-23
2/26 WILMOTH STREET NORTHCOTE VIC 3070	\$430,000	02-Dec-23

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 December 2023



**2/309 HEIDELBERG ROAD
NORTHCOTE VIC 3070**

 1  1  1

Sold Price **\$425,000** Sold Date **22-Jul-23**

Distance **0km**



**8/130 GILLIES STREET FAIRFIELD
VIC 3078**

 1  1  1

Sold Price **\$400,000** Sold Date **19-Sep-23**

Distance **1.22km**



**2/26 WILMOTH STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price ^{RS} **\$430,000** Sold Date **02-Dec-23**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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