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

407/17 Robbs Parade, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$435,000		&		\$475,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/01/2023	to	31/12/2023		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	106/392 St Georges Rd FITZROY NORTH 3068	\$460,000	27/02/2024
2	214/5 Beavers Rd NORTHCOTE 3070	\$455,000	05/03/2024
3	605/1 High St PRESTON 3072	\$435,000	22/02/2024

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:

13/03/2024 13:53









Property Type: Agent Comments

Indicative Selling Price \$435,000 - \$475,000 **Median Unit Price** Year ending December 2023: \$640,000

Comparable Properties



Price: \$460,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment Land Size: 1572.30 sqm approx

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214/5 Beavers Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$455,000 Method: Private Sale Date: 05/03/2024 Property Type: Apartment Land Size: 69 sqm approx



605/1 High St PRESTON 3072 (REI)

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Agent Comments

Agent Comments

Price: \$435,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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