

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 consumer.vic.gov.au/underquoting

Range between \$435,000 & \$475,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Northcote

Period - From 01/01/2023 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	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



106/392 St Georges Rd FITZROY NORTH 3068 (REI) Agent Comments



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



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) 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