

# 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

5/57 Victoria Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$960,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2022 to 30/09/2023 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	9/4 Urquhart St NORTHCOTE 3070	\$1,035,000	09/12/2023
2	3/22 French Av NORTHCOTE 3070	\$970,000	11/11/2023
3	545 Heidelberg Rd ALPHINGTON 3078	\$890,000	04/09/2023

**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:

08/01/2024 16:50



3 2 1

**Property Type:** Townhouse

**Agent Comments**

Modern living hits a highpoint with this three bedroom, two bathroom townhouse offering chic open plan living, Bosch/stone kitchen, sunlit balcony, heating/cooling and car space.

**Indicative Selling Price**

\$880,000 - \$960,000

**Median Unit Price**

Year ending September 2023: \$630,000

## Comparable Properties



**9/4 Urquhart St NORTHCOTE 3070 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Townhouse (Res)



**3/22 French Av NORTHCOTE 3070 (REI)**

**Agent Comments**

3 3 3

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)



**545 Heidelberg Rd ALPHINGTON 3078 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Townhouse (Single)