

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 505/17 Robbs Parade, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Northcote

Period - From 01/10/2023 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	3/88 Cunningham St NORTHCOTE 3070	\$715,000	14/12/2023
2	101/405 High St NORTHCOTE 3070	\$710,000	30/10/2023
3	205/405 High St NORTHCOTE 3070	\$700,000	05/12/2023

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.~~

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

December quarter 2023: \$705,000



2 2 2

Property Type:

Agent Comments

Comparable Properties



3/88 Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment

Land Size: 1227 sqm approx



101/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 30/10/2023

Property Type: Apartment



205/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment

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