

# 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

77a 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 \$1,100,000 & \$1,200,000

### 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	1/44-46 James St NORTHCOTE 3070	\$1,150,000	29/07/2023
2			
3			

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: 09/11/2023 08:42



**Property Type:** Townhouse

**Land Size:** 105 sqm approx

**Agent Comments**

Johnson Park is the stunning backdrop to this chic two bedroom two bathroom residence featuring a soaring living room, gourmet kitchen, rooftop terrace, heating/cooling and double garage.

## Comparable Properties



1/44-46 James St NORTHCOTE 3070 (REI)

**Agent Comments**



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Townhouse (Res)

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.