



Statement of Information

Sections 47AF of the Estate Agents Act 1980

117/26 Merri Parade, NORTHCOTE 3070

Indicative selling price

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

Range \$385,000 - \$420,000

Median sale price

Median **Unit** for **NORTHCOTE** for period **Mar 2019 - Feb 2018**

Sourced from **CoreLogic**.

\$543,750

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

111/26 Merri Parade,
Northcote 3070

Price **\$395,000** Sold 11
February 2019

32/86 Queens Parade,
Fitzroy North 3068

Price **\$410,000** Sold 05
December 2018

4/230 Lygon Street,
Brunswick East 3057

Price **\$415,000** Sold 05
February 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Nicholson Real Estate

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Contact agents



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