

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

117/26 Merri Parade Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

10/5 Simpson Street Northcote VIC 3070	\$300,000	17-Nov-20
206/72 Gadd Street Northcote VIC 3070	\$335,000	17-Dec-20
307/121-125 Victoria Road Northcote VIC 3070	\$420,000	23-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 27 January 2021



10/5 Simpson Street Northcote VIC 3070 Sold Price **\$300,000** Sold Date **17-Nov-20**
Distance **1.39km**

 1  1  1



206/72 Gadd Street Northcote VIC 3070 Sold Price ^{RS} **\$335,000** Sold Date **17-Dec-20**
Distance **1.77km**

 1  1  1



307/121-125 Victoria Road Northcote VIC 3070 Sold Price **\$420,000** Sold Date **23-Oct-20**
Distance **1.86km**

 1  1  1

RS = Recent sale UN = Undisclosed Sale

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