

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

307/121-125 Victoria Road 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Northcote

Period-from

01 Oct 2019

to

30 Sep 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

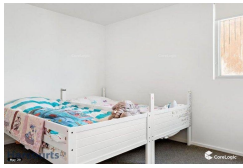
Date of sale

202C/168 Victoria Road Northcote VIC 3070	\$395,000	22-Jun-20
4/121 Gillies Street Fairfield VIC 3078	\$395,000	27-Mar-20
8/59 Rathmines Street Fairfield VIC 3078	\$408,000	14-Aug-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: 16 October 2020



202C/168 Victoria Road Northcote VIC 3070

Sold Price

^{RS}

\$395,000

Sold Date **22-Jun-20**

 1  1  1

Distance **0.33km**



4/121 Gillies Street Fairfield VIC 3078

Sold Price

\$395,000

Sold Date **27-Mar-20**

 1  1  1

Distance **0.67km**



8/59 Rathmines Street Fairfield VIC 3078

Sold Price

\$408,000

Sold Date **14-Aug-20**

 1  1  1

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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