

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

22/341 Heidelberg Road, Northcote Vic 3070

Indicative selling price

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

Range between \$295,000

&

\$319,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Northcote

Period - From 01/10/2020

to 31/12/2020

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	206/72 Gadd St, Northcote, Vic 3070, Australia	\$335,000	17/12/2020
2	9/40 Yarralea St ALPHINGTON 3078	\$330,000	27/10/2020
3	10/208 Gillies St FAIRFIELD 3078	\$330,000	03/02/2021

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:

12/03/2021 13:16



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$295,000 - \$319,000
Median Unit Price
December quarter 2020: \$665,000

Comparable Properties

206/72 Gadd St, Northcote, Vic 3070, Australia **Agent Comments**
(REI)

1 1 1

Price: \$335,000
Method:
Date: 17/12/2020
Property Type: Apartment



9/40 Yarralea St ALPHINGTON 3078 (REI) **Agent Comments**

1 1 1

Price: \$330,000
Method: Private Sale
Date: 27/10/2020
Property Type: Apartment



10/208 Gillies St FAIRFIELD 3078 (REI) **Agent Comments**

1 1 1

Price: \$330,000
Method: Sold Before Auction
Date: 03/02/2021
Property Type: Unit
Land Size: 50 sqm approx