

## 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

108/26 MERRI PARADE NORTHCOTE VIC 3070

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/52 GADD STREET NORTHCOTE VIC 3070	\$496,000	19-Aug-23
207/58 ST GEORGES ROAD NORTHCOTE VIC 3070	\$405,000	31-Aug-23

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: 07 September 2023

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**3/52 GADD STREET NORTHCOTE  
VIC 3070**

 1  1  1

Sold Price

<sup>RS</sup> **\$496,000**

Sold Date **19-Aug-23**

Distance **1.74km**



**207/58 ST GEORGES ROAD  
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date **31-Aug-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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