

308/121 - 125 Victoria Road, Northcote Vic 3070



2 Bed 1 Bath 1 Car

Rooms: 1

Property Type: Apartment

Indicative Selling Price

\$450,000 - \$490,000

Median House Price

Year ending June 2023: \$630,000

Comparable Properties



7/11 Kemp Street, Thornbury 3071 (REI/VG)

2 Bed 1 Bath 1 Car

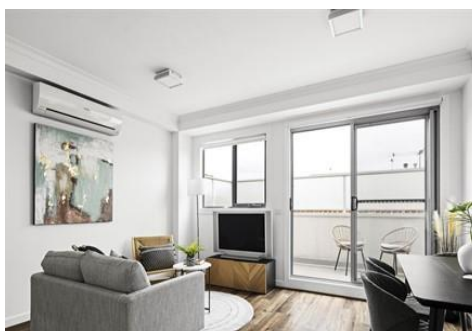
Price: \$520,000

Method: Private Sale

Date: 04/04/2023

Property Type: Apartment

Agent Comments: Refurbished older apartment; no outdoor space



4/239 St Georges Road, Northcote 3070 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$475,000

Method: Private Sale

Date: 01/05/2023

Property Type: Apartment

Agent Comments: Smaller contemporary apartment on main road

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

308/121 - 125 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$630,000 Unit x Suburb Northcote

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales

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
7/11 Kemp Street, THORNBURY 3071	\$520,000	04/04/2023
4/239 St Georges Road, NORTHCOTE 3070	\$475,000	01/05/2023

This Statement of Information was prepared on:

18/07/2023 11:42