

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

1C/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$577,500

Property Type Unit

Suburb Northcote

Period - From 15/01/2023

to 14/01/2024

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	204A/168 Victoria Rd NORTHCOTE 3070	\$485,000	12/12/2023
2			
3			

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:

15/01/2024 17:14



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Property Type: Apartment

Land Size: 61 sqm approx

Agent Comments

Owners Corp \$2,680.88 approx per annum

Indicative Selling Price

\$450,000

Median Unit Price

15/01/2023 - 14/01/2024: \$577,500

Comparable Properties



204A/168 Victoria Rd NORTHCOTE 3070 (REI) **Agent Comments**

 2  1  1

Price: \$485,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment

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.

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