## 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

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Single price \$450,000

#### Median sale price

Median price	\$577,500	Pro	operty Type Unit	:	Suburb	Northcote
Period - From	15/01/2023	to	14/01/2024	Source	eREIV	

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	204A/168 Victoria Rd NORTHCOTE 3070	\$485,000	12/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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









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



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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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