

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

305c/168 Victoria St, Northcote Vic 3070

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$631,250

Property Type Unit

Suburb Northcote

Period - From 23/03/2020

to

22/03/2021

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	4/12 Grange Rd ALPHINGTON 3078	\$548,000	12/02/2021
2	24/262 Heidelberg Rd FAIRFIELD 3078	\$525,000	23/11/2020
3	306/8 Breavington Way NORTHCOTE 3070	\$518,000	12/10/2020

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:

23/03/2021 15:27

Angelo Bafunno

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0414 585 777

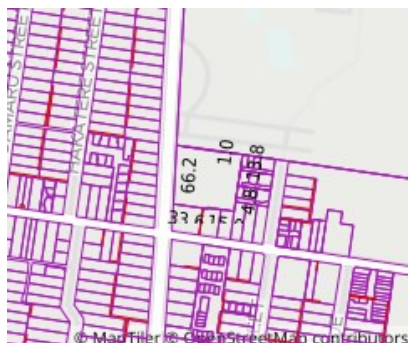
abafunno@bigginandscott.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

23/03/2020 - 22/03/2021: \$631,250



Property Type:

Agent Comments

Comparable Properties



4/12 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$548,000

Method: Auction Sale

Date: 12/02/2021

Property Type: Apartment



24/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 23/11/2020

Property Type: Apartment



306/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$518,000

Method: Private Sale

Date: 12/10/2020

Property Type: Apartment