

# 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 407/17 Robbs 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)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/04/2023 to 31/03/2024 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	607/8 Breavington Way NORTHCOTE 3070	\$450,000	07/02/2024
2	105/114 Helen St NORTHCOTE 3070	\$445,000	17/02/2024
3	105/5 Beavers Rd NORTHCOTE 3070	\$443,600	13/04/2024

**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: 13/05/2024 16:40



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
Year ending March 2024: \$630,000

## Comparable Properties



607/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Rooms:** 3  
**Property Type:** Apartment



105/114 Helen St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment



105/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$443,600  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Apartment

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