## 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

206a/168 Victoria Road, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$783,500	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/04/2024	to	30/06/2024		So	urce	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 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	202C/168 Victoria Rd NORTHCOTE 3070	\$440,000	23/07/2024
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:

05/09/2024 11:39









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price June quarter 2024: \$783,500

# **Comparable Properties**



202C/168 Victoria Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$440,000 Method: Private Sale Date: 23/07/2024 Property Type: Unit

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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