

# 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 3B/168 Victoria Road, Northcote VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$320,000 & \$350,000

### Median sale price

Median price \$520,000 Property type Unit Suburb Northcote

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales

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 3/274 Mansfield Street, Thornbury 3071	\$329,000	05/10/2019
2 7/15 Kemp Street. Thornbury 3071	\$340,000	04/09/2019
3 6/238 Arthur Street, Fairfield 3078	\$300,000	11/07/2019

This Statement of Information was prepared on: 23/11/2019