

# 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

29/341 Heidelberg 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)

Single price

\$559,000

### Median sale price

Median price

\$608,000

Property Type

Unit

Suburb

Northcote

Period - From

08/11/2020

to

07/11/2021

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 | 2/156 Station St FAIRFIELD 3078     | \$582,500 | 08/05/2021   |
| 2 | 28/341 Heidelberg Rd NORTHCOTE 3070 | \$559,000 | 14/10/2021   |
| 3 | 2/5 Simpson St NORTHCOTE 3070       | \$549,000 | 20/08/2021   |

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:

08/11/2021 19:28



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/156 Station St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$582,500

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment



**28/341 Heidelberg Rd NORTHCOTE 3070 (REI)** **Agent Comments**

2 2 1

**Price:** \$559,000

**Method:** Private Sale

**Date:** 14/10/2021

**Property Type:** Apartment



**2/5 Simpson St NORTHCOTE 3070 (VG)**

**Agent Comments**

2 - -

**Price:** \$549,000

**Method:** Sale

**Date:** 20/08/2021

**Property Type:** Strata Unit/Flat