

# 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

306/114 Helen Street, 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 \$380,000 & \$410,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Northcote

Period - From 21/12/2022 to 20/12/2023 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	207/58 St Georges Rd NORTHCOTE 3070	\$405,000	31/08/2023
2	305/68 Gadd St NORTHCOTE 3070	\$395,000	06/09/2023
3	11/132 Clarke St NORTHCOTE 3070	\$390,000	31/08/2023

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:

21/12/2023 09:04



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

21/12/2022 - 20/12/2023: \$580,000

## Comparable Properties



207/58 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$405,000

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment



305/68 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$395,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



11/132 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$390,000

Method: Private Sale

Date: 31/08/2023

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951