

## 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

216/26 MERRI PARADE NORTHCOTE VIC 3070

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

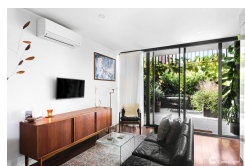
Date of sale

10/26 MERRI PARADE NORTHCOTE VIC 3070	\$420,000	27-Feb-23
121/26 MERRI PARADE NORTHCOTE VIC 3070	\$275,000	07-Dec-22
209/26 MERRI PARADE NORTHCOTE VIC 3070	\$390,000	15-Apr-23

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 6 months.

This Statement of Information was prepared on: 30 May 2023

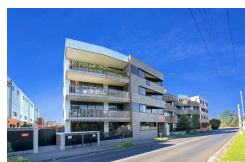


**10/26 MERRI PARADE NORTHCOTE VIC 3070**

Sold Price **\$420,000** Sold Date **27-Feb-23**

1 1 1

Distance **0km**



**121/26 MERRI PARADE NORTHCOTE VIC 3070**

Sold Price **\$275,000** Sold Date **07-Dec-22**

1 1 -

Distance **0km**



**209/26 MERRI PARADE NORTHCOTE VIC 3070**

Sold Price **\$390,000** Sold Date **15-Apr-23**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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