

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 6/245 Heidelberg Road, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$770,000

Median sale price

Median price \$1,280,500 Property Type House Suburb Northcote

Period - From 01/10/2018 to 30/09/2019 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	338a Separation St NORTHCOTE 3070	\$802,000	22/08/2019
2	7/11 Langwells Pde NORTHCOTE 3070	\$763,000	17/11/2019
3	3/241 Heidelberg Rd NORTHCOTE 3070	\$762,000	05/10/2019

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.~~

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Indicative Selling Price

\$720,000 - \$770,000

Median House Price

Year ending September 2019: \$1,280,500



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



338a Separation St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$802,000

Method: Private Sale

Date: 22/08/2019

Property Type: Townhouse (Single)



7/11 Langwells Pde NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$763,000

Method: Auction Sale

Date: 17/11/2019

Property Type: Townhouse (Res)



3/241 Heidelberg Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$762,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)