

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

3/245 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 \$600,000 Property Type Unit 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	7/11 Langwells Pde NORTHCOTE 3070	\$763,000	17/11/2019
2	3/241 Heidelberg Rd NORTHCOTE 3070	\$762,000	05/10/2019
3	6/163-171 St Georges Rd NORTHCOTE 3070	\$750,000	10/08/2019

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.~~

This Statement of Information was prepared on:

26/11/2019 14:08



Property Type: Townhouse (res)

Agent Comments

Comparable Properties



7/11 Langwells Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$763,000

Method: Auction Sale

Date: 17/11/2019

Property Type: Townhouse (Res)



3/241 Heidelberg Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$762,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)



6/163-171 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)