

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 117/26 Merri Parade, NORTHCOTE 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$349,000**

### Median sale price

Median **Apartment** for **NORTHCOTE** for period **Sep 2018 - Aug 2019**

Sourced from **CoreLogic**.

**\$560,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>105/26 Merri Parade,</b> Northcote 3070	Price <b>\$382,000</b> Sold 31 May 2019
<b>105/481 High Street,</b> Northcote 3070	Price <b>\$304,000</b> Sold 27 June 2019
<b>110/26 Merri Parade,</b> Northcote 3070	Price <b>\$400,000</b> Sold 10 June 2019

This Statement of Information was prepared on 25th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Apartment  
1 beds 1 baths

### Nicholson Real Estate

21-23 Nicholson Street,  
Brunswick VIC 3057

### Contact agents



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