

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 310/26-38 Merri Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	105/114 Helen St NORTHCOTE 3070	\$445,000	17/02/2024
2	105/5 Beavers Rd NORTHCOTE 3070	\$443,600	13/04/2024
3	306/121-125 Victoria Rd NORTHCOTE 3070	\$412,000	10/11/2023

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: 18/04/2024 10:57



1 Bed 1 Bath 1 Car

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

March quarter 2024: \$615,000

Comparable Properties



105/114 Helen St NORTHCOTE 3070 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$445,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



105/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$443,600

Method: Auction Sale

Date: 13/04/2024

Property Type: Apartment



306/121-125 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$412,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment

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