

# 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

110/121-125 Victoria Road, Northcote Vic 3070

### Indicative selling price

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

Range between \$370,000 & \$390,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Northcote

Period - From 08/05/2023 to 07/05/2024 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	1/23 Mills Blvd ALPHINGTON 3078	\$385,000	29/11/2023
2	10/31 Martin St THORNBURY 3071	\$382,000	15/12/2023
3	9/35 Grange Rd FAIRFIELD 3078	\$375,000	29/12/2023

**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:

08/05/2024 12:06



1 bed 1 bathroom 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

08/05/2023 - 07/05/2024: \$570,000

## Comparable Properties

1/23 Mills Blvd ALPHINGTON 3078 (VG)

Agent Comments

1 bed 0 bathroom 0 car

Price: \$385,000

Method: Sale

Date: 29/11/2023

Property Type: Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



10/31 Martin St THORBURY 3071 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$382,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



9/35 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$375,000

Method: Private Sale

Date: 29/12/2023

Property Type: Apartment

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