

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

11/247 HEIDELBERG ROAD NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

7/47 STATION STREET FAIRFIELD VIC 3078	\$260,000	02-Oct-24

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 6 months.

This Statement of Information was prepared on: 05 February 2025



7/47 STATION STREET FAIRFIELD
VIC 3078

Sold Price

^{RS} \$260,000 Sold Date 02-Oct-24

 1  1  1

Distance 0.7km

RS = Recent sale UN = Undisclosed Sale

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