

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

29/341 Heidelberg Road, Northcote Vic 3070

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$634,250

Property Type

Unit

Suburb

Northcote

Period - From

16/05/2020

to

15/05/2021

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	12/291 Heidelberg Rd NORTHCOTE 3070	\$563,000	24/02/2021
2	4/262 Heidelberg Rd FAIRFIELD 3078	\$566,000	03/03/2021
3	4/2-4 Thomson St NORTHCOTE 3070	\$555,000	05/03/2021

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:

16/05/2021 12:18



Property Type: Apartment

Agent Comments

Comparable Properties



12/291 Heidelberg Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$563,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: Apartment



4/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG) Agent Comments



Price: \$566,000

Method: Private Sale

Date: 03/03/2021

Property Type: Apartment



4/2-4 Thomson St NORTHCOTE 3070 (REI) Agent Comments



Price: \$555,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment