

# 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 3/176 St Georges 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)

Single price \$299,000

### Median sale price

Median price \$700,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2021

to 30/06/2021

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	13/115 Shaftesbury Pde THORNBURY 3071	\$302,000	24/05/2021
2	5/250 Glenlyon Rd BRUNSWICK EAST 3057	\$295,000	16/06/2021
3			

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:

05/10/2021 12:26



 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$299,000

**Median Unit Price**

June quarter 2021: \$700,000

## Comparable Properties



**13/115 Shaftesbury Pde THORBURY 3071 (REI)**

Agent Comments

 1    1    1

**Price:** \$302,000

**Method:** Private Sale

**Date:** 24/05/2021

**Property Type:** Apartment



**5/250 Glenlyon Rd BRUNSWICK EAST 3057 (REI)**

Agent Comments

 1    1    1

**Price:** \$295,000

**Method:** Sold Before Auction

**Date:** 16/06/2021

**Rooms:** 2

**Property Type:** Apartment

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.