

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

206/17 Robbs Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$370,000 & \$405,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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	111/121-125 Victoria Rd NORTHCOTE 3070	\$375,000	27/11/2024
2	209/5 Beavers Rd NORTHCOTE 3070	\$380,000	31/10/2024
3	203/2-6 Mccutcheon St NORTHCOTE 3070	\$422,500	04/10/2024

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:

20/02/2025 16:14

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Indicative Selling Price

\$370,000 - \$405,000

Median Unit Price

December quarter 2024: \$630,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



111/121-125 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment

209/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000

Method: Sold Before Auction

Date: 31/10/2024

Property Type: Unit



203/2-6 Mccutcheon St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$422,500

Method: Private Sale

Date: 04/10/2024

Rooms: 2

Property Type: Apartment

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