

# 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

17B/168 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 \$580,000 & \$620,000

### Median sale price

Median price \$1,005,000 Property Type Townhouse Suburb Northcote

Period - From 30/01/2024 to 29/01/2025 Source Property Data

### 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 Aviary Gr THORNBURY 3071	\$615,000	16/12/2024
2	5/84 St David St THORNBURY 3071	\$650,000	13/08/2024
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: 30/01/2025 11:03



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1 Aviary Gr THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** Townhouse (Single)



**5/84 St David St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** Townhouse (Res)

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.