

303/115 Victoria Road, Northcote Vic 3070



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$575,000 - \$632,500
Median Unit Price
Year ending March 2017: \$619,500

Comparable Properties



6/34 Brooke St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$555,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Apartment



1b Scott St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 11/05/2017
Rooms: -
Property Type: Apartment



5/162 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 2

Price: \$592,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: Apartment

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

303/115 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$575,000

&

\$632,500

Median sale price

Median price

\$619,500

Unit

X

Suburb

Northcote

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 6/34 Brooke St NORTHCOTE 3070 | \$555,000 | 03/06/2017 |
| 1b Scott St NORTHCOTE 3070 | \$625,000 | 11/05/2017 |
| 5/162 Westgarth St NORTHCOTE 3070 | \$592,000 | 04/03/2017 |