

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	206/26 Merri Parade, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Single price | \$395,000

Median sale price

Median price	\$525,000	Hou	se	Unit	Х	Suburb	Northcote
Period - From	01/04/2017	to	30/06/2017		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

1	G2/26-38 Merri Pde NORTHCOTE 3070	\$417,500	24/05/2017
2	1301/176 Edward St BRUNSWICK EAST 3057	\$387,500	20/05/2017
3	204/26 Merri Pde NORTHCOTE 3070	\$387,000	09/03/2017

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.

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

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Date of sale





Price







Indicative Selling Price \$395,000 Median Unit Price June quarter 2017: \$525,000

Comparable Properties



G2/26-38 Merri Pde NORTHCOTE 3070 (REI)

Price: \$417,500

Method: Sold Before Auction

Date: 24/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



1301/176 Edward St BRUNSWICK EAST 3057

(REI/VG)



Price: \$387,500 **Method:** Private Sale **Date:** 20/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



204/26 Merri Pde NORTHCOTE 3070 (REI/VG)

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Price: \$387,000 Method: Private Sale Date: 09/03/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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