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	2/274 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Single price $795,000

Median sale price

Median price $615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	4/274 St Georges Rd NORTHCOTE 3070	$860,000	15/12/2023
2	6/4 Austral Av PRESTON 3072	$725,000	20/03/2024
3	10/8-10 Martin St THORNBURY 3071	$720,000	20/03/2024

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: 13/04/2024 10:47

2/274 St Georges Road, Northcote Vic 3070

Stephanie Lentini
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Indicative Selling Price
$795,000
Median Unit Price
March quarter 2024: $615,000



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties

4/274 St Georges Rd NORTHCOTE 3070 (VG)

2 - -

Price: $860,000
Method: Sale
Date: 15/12/2023
Property Type: Townhouse (Single)

Agent Comments



6/4 Austral Av PRESTON 3072 (REI)

2 2 2

Price: $725,000
Method: Private Sale
Date: 20/03/2024
Property Type: Townhouse (Res)

Agent Comments



10/8-10 Martin St THORNBURY 3071 (REI)

2 1 1

Price: $720,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)

Agent Comments

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