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	101/138 Darebin Road, Northcote Vic 3070

Indicative selling price

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

Range between $440,000 & $480,000

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	3/178 St Georges Rd NORTHCOTE 3070	$470,000	16/03/2024
2	214/5 Beavers Rd NORTHCOTE 3070	$455,000	05/03/2024
3	607/8 Breavington Way NORTHCOTE 3070	$450,000	07/02/2024

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: 01/07/2024 14:43

101/138 Darebin Road, Northcote Vic 3070

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
March quarter 2024: $615,000

Comparable Properties



3/178 St Georges Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $470,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment

Agent Comments



214/5 Beavers Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $455,000
Method: Private Sale
Date: 05/03/2024
Property Type: Apartment
Land Size: 69 sqm approx

Agent Comments



607/8 Breavington Way NORTHCOTE 3070 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 07/02/2024
Rooms: 3
Property Type: Apartment

Agent Comments

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