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	30/341 Heidelberg 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 $652,000 Property Type Unit Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 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	103/68 Gadd St NORTHCOTE 3070	$495,000	06/09/2024
2	202C/168 Victoria Rd NORTHCOTE 3070	$440,000	23/07/2024
3	10/24 Como St ALPHINGTON 3078	$479,000	22/07/2024

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: 22/10/2024 14:05

30/341 Heidelberg Road, Northcote Vic 3070

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



2 2 1

Rooms: 3
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
September quarter 2024: $652,000

Comparable Properties

103/68 Gadd St NORTHCOTE 3070 (REI)

2 1 1

Price: $495,000
Method:
Date: 06/09/2024
Property Type: House

Agent Comments



202C/168 Victoria Rd NORTHCOTE 3070 (REI)

2 1 1

Price: $440,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit

Agent Comments



10/24 Como St ALPHINGTON 3078 (REI)

2 1 1

Price: $479,000
Method: Private Sale
Date: 22/07/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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