

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 303/26-38 Merri Parade, NORTHCOTE 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$585,000 - \$640,000**

### Median sale price

Median **Unit** for **NORTHCOTE** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$560,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/289 Nicholson Street,**  
Carlton 3053

Price **\$505,000** Sold 12 May  
2018

**2/214 Glenlyon Road,**  
Brunswick East 3057

Price **\$683,000** Sold 12 May  
2018

**6/48 Miller Street,**  
Fitzroy North 587000

Price **\$587,000** Sold 12 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



Unit



2 beds



2 baths

### Ray White Preston

363 High Street,  
Preston VIC 3072

### Contact agents



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