## 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

10/136 High Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/54 Gadd St NORTHCOTE 3070	\$822,500	23/10/2023
2	4/12 Eastment St NORTHCOTE 3070	\$775,000	30/10/2023
3	1/209 Rathmines St FAIRFIELD 3078	\$750,000	24/11/2023

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:

21/02/2024 18:32









Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$750,000 - \$825,000 **Median Unit Price** December quarter 2023: \$705,000

# **Comparable Properties**

5/54 Gadd St NORTHCOTE 3070 (VG)



Price: \$822,500 Method: Sale Date: 23/10/2023 Property Type: Strata Unit - Conjoined Agent Comments



4/12 Eastment St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$775,000 Method: Private Sale Date: 30/10/2023 Property Type: Apartment

1/209 Rathmines St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$750.000 Method: Sale Date: 24/11/2023 Property Type: Strata Unit - Conjoined

Account - Jellis Craig | P: 03 9403 9300



propertydata

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