

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

101/405 HIGH STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

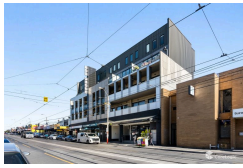
Date of sale

304/405 HIGH STREET NORTHCOTE VIC 3070	\$725,000	17-Aug-23
404/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$705,000	30-Apr-23
2/88 CUNNINGHAM STREET NORTHCOTE VIC 3070	\$685,000	24-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 02 October 2023



**304/405 HIGH STREET
NORTHCOTE VIC 3070**

2 2 1

Sold Price

^{RS}

\$725,000

Sold Date

17-Aug-23

Distance

0km



**404/5 BEAVERS ROAD
NORTHCOTE VIC 3070**

2 2 1

Sold Price

\$705,000

Sold Date

30-Apr-23

Distance

0.19km



**2/88 CUNNINGHAM STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

\$685,000

Sold Date

24-Apr-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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