### 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

12/412 High Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$680,000		&		\$720,000			
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	8/138 Darebin Rd NORTHCOTE 3070	\$715,000	10/02/2024
2	207/2b Dennis St NORTHCOTE 3070	\$690,000	24/11/2023
3	7/111 Beaconsfield Pde NORTHCOTE 3070	\$680,000	19/01/2024

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:

04/04/2024 09:51



# McGrath

Luke Brizzi





**Property Type:** Apartment Agent Comments

9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price December quarter 2023: \$705,000

## **Comparable Properties**



8/138 Darebin Rd NORTHCOTE 3070 (REI)



Price: \$715,000 Method: Auction Sale Date: 10/02/2024 Rooms: 3 Property Type: Apartment Agent Comments

Agent Comments



207/2b Dennis St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment



7/111 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)



Price: \$680,000 Method: Private Sale Date: 19/01/2024 Property Type: Apartment

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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