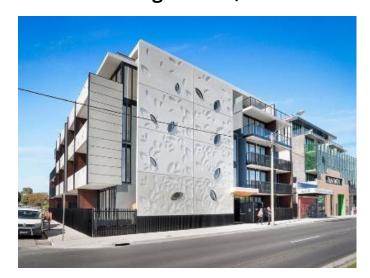
304/66 St Georges Road, Northcote Vic 3070



1 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$410,000 - \$430,000 Median House Price March quarter 2024: \$615,000

Comparable Properties



121/24 Barkly Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car Price: \$430,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Agent Comments: Similar size Larger complex

Comparable property



10/442 High Street, Northcote 3070 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$425,000 Method: Private Sale Date: 28/11/2023

Property Type: Apartment

Agent Comments: Similar size and location Comparable

property



532/22 Barkly Street, Brunswick East 3057 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$412,000 Method: Private Sale Date: 22/11/2023

Property Type: Apartment

Agent Comments: Similar size Larger complex

Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sal	e

Address
Including suburb or locality and postcode

Address
Suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$430,000

Median sale price

bare price						=
Median price	\$615,000		Unit x	Suburb North	cote	
Period - From	01/01/2024	to	31/03/2024	Source	REIV	

Comparable property sales

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
121/24 Barkly Street, BRUNSWICK EAST 3057	\$430,000	01/05/2024
10/442 High Street, NORTHCOTE 3070	\$425,000	28/11/2023
532/22 Barkly Street, BRUNSWICK EAST 3057	\$412,000	22/11/2023

This Statement of Information was prepared on: 13/05/2024 14:00

