

## 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 sale

Address  
Including suburb or locality and postcode

304/66 St Georges Road, Northcote Vic 3070
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#### Indicative selling price

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

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

#### Median sale price

Median price \$615,000 Unit x Suburb Northcote

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