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

401/681 High Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pi	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/01/2024	to	31/03/2024		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	9/2-6 Mccutcheon St NORTHCOTE 3070	\$620,000	02/12/2023
2	114/405 High St NORTHCOTE 3070	\$590,000	27/02/2024
3	102/636 High St THORNBURY 3071	\$555,000	26/04/2024

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:

16/05/2024 18:27



401/681 High Street, Northcote Vic 3070







Property Type: Apartment Agent Comments

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> **Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** March quarter 2024: \$615,000

Comparable Properties



9/2-6 Mccutcheon St NORTHCOTE 3070 (REI) Agent Comments



Price: \$620,000 Method: Auction Sale Date: 02/12/2023 Property Type: Apartment



114/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments





Price: \$590,000 Method: Auction Sale Date: 27/02/2024 Property Type: Apartment

102/636 High St THORNBURY 3071 (REI)



Agent Comments



Price: \$555,000 Method: Private Sale Date: 26/04/2024 Property Type: Apartment Land Size: 90.90 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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