

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

5/412 High Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2023

to

30/06/2023

Source

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.

	Address of comparable property	Price	Date of sale
1	501/1 Bent St NORTHCOTE 3070	\$460,000	04/05/2023
2	10/414 High St NORTHCOTE 3070	\$430,000	30/03/2023
3	6/442 High St NORTHCOTE 3070	\$420,000	27/05/2023

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:

08/08/2023 09:18



Property Type: Apartment

Agent Comments

Comparable Properties



501/1 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 04/05/2023

Property Type: Apartment



10/414 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$430,000

Method: Auction Sale

Date: 30/03/2023

Property Type: Apartment



6/442 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$420,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Unit