## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/412 High Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Single price	e \$455,000							
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/04/2023	to	30/06/2023		So	ource	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.

Add	dress 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

Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$455,000 Median Unit Price June quarter 2023: \$650,000

# **Comparable Properties**



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



Price: \$460,000 Method: Private Sale Date: 04/05/2023 Property Type: Apartment Agent Comments



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

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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