

## 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

6/332 HIGH STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$325,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

210/114 HELEN STREET NORTHCOTE VIC 3070	\$435,000	01-Oct-22
303/332 HIGH STREET NORTHCOTE VIC 3070	\$396,000	09-May-23
404/332 HIGH STREET NORTHCOTE VIC 3070	\$450,000	17-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 10 July 2023



**210/114 HELEN STREET  
NORTHCOTE VIC 3070**

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Sold Price **\$435,000** Sold Date **01-Oct-22**

Distance **0.16km**



**303/332 HIGH STREET  
NORTHCOTE VIC 3070**

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Sold Price <sup>RS</sup> **\$396,000** Sold Date **09-May-23**

Distance **0km**



**404/332 HIGH STREET  
NORTHCOTE VIC 3070**

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Sold Price **\$450,000** Sold Date **17-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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