

# 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

7/332 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)

Range between \$315,000 & \$335,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	6/33 Woolton Av THORNBURY 3071	\$326,500	02/03/2024
2	6/332 High St NORTHCOTE 3070	\$320,000	12/02/2024
3	103/91-93 Nicholson St BRUNSWICK EAST 3057	\$315,000	18/12/2023

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:

11/06/2024 11:02



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$315,000 - \$335,000  
**Median Unit Price**  
March quarter 2024: \$615,000

## Comparable Properties



**6/33 Woolton Av THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$326,500  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit

**6/332 High St NORTHCOTE 3070 (VG)**

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 12/02/2024  
**Property Type:** Strata Flat - Single OYO Flat



**103/91-93 Nicholson St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788