

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 8/44-46 James Street, Northcote Vic 3070

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/04/2023 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	404/114 Helen St NORTHCOTE 3070	\$700,000	28/03/2024
2	7/111 Beaconsfield Pde NORTHCOTE 3070	\$680,000	19/01/2024
3	4/16a Latham St NORTHCOTE 3070	\$650,000	28/05/2024

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: 12/06/2024 16:26



Property Type: Unit

Land Size: 97sqm sqm approx

Agent Comments



Comparable Properties



404/114 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment



7/111 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment



4/16a Latham St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: Unit