

## 11/14 Albert Street, Northcote Vic 3070



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$820,000  
**Median House Price**  
 13/11/2022 – 12/11/2023:  
 \$970,000

## Comparable Properties



### 2/215 Separation Street, Northcote 3070 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Similar location, larger size, superior condition



### 53/84 Trenerry Crescent, Abbotsford 3067 (REI)

**2 Bed 2 Bath 2 Car**  
**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Similar location, larger size, superior condition



### 3/14 Albert Street, Northcote 3070 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Similar location, similar size, similar condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

11/14 Albert 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)

Single price

\$820,000

#### Median sale price

Median price

\$970,000

Townhouse

x

Suburb

Northcote

Period - From

13/11/2022

to

12/11/2023

Source

REIV

#### Comparable property sales

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
2/215 Separation Street, NORTHCOTE 3070	\$865,000	01/09/2023
53/84 Trenerry Crescent, ABBOTSFORD 3067	\$855,000	11/10/2023
3/14 Albert Street, NORTHCOTE 3070	\$780,000	28/10/2023

This Statement of Information was prepared on:

13/11/2023 10:11