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

104/2-6 Mccutcheon Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$700,000		&		\$730,000				
Median sale price									
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Northcote	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12/414 High St NORTHCOTE 3070	\$720,000	14/11/2024
2	5/136 High St NORTHCOTE 3070	\$715,000	17/10/2024
3	4/12 Ballantyne St THORNBURY 3071	\$700,000	11/10/2024

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:

12/01/2025 13:56









Property Type: Apartment Agent Comments

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Indicative Selling Price \$700,000 - \$730,000 Median Unit Price Year ending September 2024: \$675,000

Comparable Properties

	12/414 High St NORTHCOTE 3070 (REI) 1 1 1 1 Price: \$720,000 Method: Private Sale Date: 14/11/2024 Property Type: Apartment	Agent Comments
P	5/136 High St NORTHCOTE 3070 (REI/VG) 2 1 2 1 1 1 Price: \$715,000 Method: Private Sale Date: 17/10/2024 Property Type: Apartment	Agent Comments
	4/12 Ballantyne St THORNBURY 3071 (REI/VG) 2 2 2 1 Price: \$700,000 Method: Sold Before Auction Date: 11/10/2024 Property Type: Unit	Agent Comments

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