Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

18/442-446 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$630,000	&	\$670,000
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Median sale price

Median price	\$783,500	Pro	perty Type	Jnit]	Suburb	Northcote
Period - From	01/04/2024	to	30/06/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	17/15-25 Bastings St NORTHCOTE 3070	\$655,000	17/07/2024
2	15/442 High St NORTHCOTE 3070	\$630,000	04/07/2024
3	12/412 High St NORTHCOTE 3070	\$725,000	23/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2024 10:12



LOVE & CO

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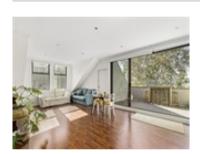
Indicative Selling Price \$630,000 - \$670,000 Median Unit Price June quarter 2024: \$783,500





Property Type: Apartment Agent Comments

Comparable Properties



17/15-25 Bastings St NORTHCOTE 3070 (REI)

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Price: \$655,000 Method: Private Sale Date: 17/07/2024 Property Type: Unit



15/442 High St NORTHCOTE 3070 (REI)

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Price: \$630,000 **Method:** Private Sale **Date:** 04/07/2024

Property Type: Apartment

Agent Comments

Agent Comments



12/412 High St NORTHCOTE 3070 (REI)

Price: \$725,000 **Method:** Private Sale **Date:** 23/05/2024

Property Type: Apartment

Agent Comments

Account - Love & Co



