

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

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

Median sale price

Median price \$783,500 Property Type Unit Suburb Northcote

Period - From 01/04/2024 to 30/06/2024 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	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 comparable properties 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

Eric Brown
9480 2288
0474 870 856
eric.b@lovere.com.au



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

June quarter 2024: \$783,500

Comparable Properties



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

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 17/07/2024

Property Type: Unit



15/442 High St NORTHCOTE 3070 (REI) **Agent Comments**

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 04/07/2024

Property Type: Apartment



12/412 High St NORTHCOTE 3070 (REI) **Agent Comments**

 2  2  1

Price: \$725,000

Method: Private Sale

Date: 23/05/2024

Property Type: Apartment

Account - Love & Co