

# 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

104/550 High 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)

Range between \$400,000 & \$430,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Northcote

Period - From 21/07/2023 to 20/07/2024 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	213/114 Helen St NORTHCOTE 3070	\$412,500	20/07/2024
2	3/85 Hutton St THORNBURY 3071	\$440,000	22/06/2024
3	5/412 High St NORTHCOTE 3070	\$440,000	03/06/2024

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:

21/07/2024 09:56



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$430,000

**Median Unit Price**

21/07/2023 - 20/07/2024: \$590,000

## Comparable Properties



213/114 Helen St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$412,500

**Method:** Auction Sale

**Date:** 20/07/2024

**Property Type:** Apartment



3/85 Hutton St THORNBURY 3071 (REI)

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** Unit



5/412 High St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 03/06/2024

**Property Type:** Apartment