

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

13/442 High Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$604,000

House

Unit

X

Suburb

Northcote

Period - From

01/04/2018

to

30/06/2018

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	6/414 High St NORTHCOTE 3070	\$579,000	02/06/2018
2	14/442-446 High St NORTHCOTE 3070	\$555,000	28/07/2018
3	4/22 Thomson St NORTHCOTE 3070	\$545,000	14/04/2018

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.

13/442 High Street, Northcote Vic 3070



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000

Median Unit Price

June quarter 2018: \$604,000

Comparable Properties



6/414 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$579,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment

Land Size: 655 sqm approx



14/442-446 High St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Sold Before Auction

Date: 28/07/2018

Rooms: -

Property Type: Apartment



4/22 Thomson St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 3

Property Type: Apartment