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

306/550 High Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/un	nderquoting
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Single price \$599,000

Median sale price

Median price	\$620,000	Pro	perty Type Unit	t		Suburb	Northcote
Period - From	08/11/2023	to	07/11/2024	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.

Ado	dress of comparable property	Price	Date of sale
1	101/8 Breavington Way NORTHCOTE 3070	\$595,000	03/07/2024
2	10/94 Union St NORTHCOTE 3070	\$600,000	25/06/2024
3	112/5 Beavers Rd NORTHCOTE 3070	\$615,000	15/07/2024

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:

08/11/2024 11:42



306/550 High Street, Northcote Vic 3070







Property Type: Apartment Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$599,000 Median Unit Price 08/11/2023 - 07/11/2024: \$620,000



101/8 Breavington Way NORTHCOTE 3070 (REI/VG) 1 2 1 Price: \$595,000 Method: Private Sale Date: 03/07/2024 Property Type: Apartment	Agent Comments
10/94 Union St NORTHCOTE 3070 (REI/VG) 1 2 1 Price: \$600,000 Method: Private Sale Date: 25/06/2024 Property Type: Unit	Agent Comments
112/5 Beavers Rd NORTHCOTE 3070 (REI/VG) 1 1 2 1 Price: \$615,000 Method: Private Sale Date: 15/07/2024 Property Type: Apartment	Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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