

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

16/442-446 High Street Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

502/636 High Street Thornbury VIC 3071	\$484,000	02-Dec-20
1C/168 Victoria Road Northcote VIC 3070	\$498,000	03-Sep-20
6A/168 Victoria Road Northcote VIC 3070	\$460,000	03-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 18 January 2021



502/636 High Street Thornbury VIC 3071 Sold Price ^{RS} **\$484,000** Sold Date **02-Dec-20**
 Distance **0.74km**

 2  1  1



1C/168 Victoria Road Northcote VIC 3070 Sold Price **\$498,000** Sold Date **03-Sep-20**
 Distance **1.17km**

 2  1  1



6A/168 Victoria Road Northcote VIC 3070 Sold Price **\$460,000** Sold Date **03-Aug-20**
 Distance **1.17km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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