

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

29/26 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$435,000

&

\$460,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2019

to 31/03/2020

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	70/26-36 High St NORTHCOTE 3070	\$445,000	20/02/2020
2	1/15 Rucker St NORTHCOTE 3070	\$463,000	07/12/2019
3	11/162 Clarke St NORTHCOTE 3070	\$478,000	08/05/2020

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:

05/06/2020 14:34



Property Type: Townhouse

Agent Comments

Comparable Properties



70/26-36 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 20/02/2020

Property Type: Apartment

Land Size: 4034 sqm approx



1/15 Rucker St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$463,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment



11/162 Clarke St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$478,000

Method: Private Sale

Date: 08/05/2020

Property Type: Apartment