

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

206/550 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$645,000 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	511/636 High St THORNBURY 3071	\$645,000	12/04/2024
2	15/442 High St NORTHCOTE 3070	\$630,000	09/07/2024
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:

21/07/2024 09:41



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$650,000

Median Unit Price

21/07/2023 - 20/07/2024: \$645,000

Comparable Properties



511/636 High St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 12/04/2024

Property Type: Unit



15/442 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment



112/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 15/07/2024

Property Type: Apartment