

## 11/8 Short Street, Northcote Vic 3070



**2 Bed 1 Bath 1 Car**

**Property Type:** Unit

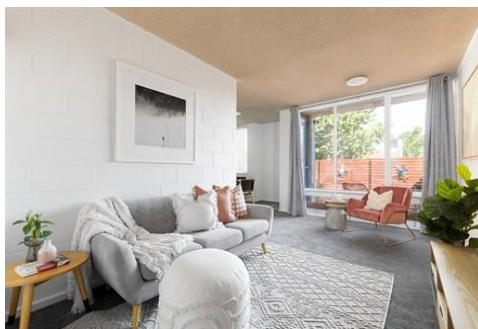
**Indicative Selling Price**

\$695,000

**Median House Price**

December quarter 2022: \$656,500

## Comparable Properties



### 7/15 South Terrace, Clifton Hill 3068 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 16/02/2023

**Property Type:** Unit

**Agent Comments:** Superior location, similar size, similar condition



### 20/211 Gold Street, Clifton Hill 3068(VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$727,000

**Method:** Sale

**Date:** 13/02/2023

**Property Type:** Strata Unit/Flat

**Agent Comments:** Superior location, similar size, similar condition



### 1/31-35 Mater Street, Collingwood 3066 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$675,000

**Method:** Sold Before Auction

**Date:** 08/03/2023

**Property Type:** Apartment

**Agent Comments:** Superior location, similar size, similar condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

11/8 Short Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$695,000

#### Median sale price

Median price

\$656,500

Unit

x

Suburb

Northcote

Period - From

01/10/2022

to

31/12/2022

Source

REIV

#### Comparable property sales

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 |
|--|-----------|--------------|
| 7/15 South Terrace, CLIFTON HILL 3068  | \$730,000 | 16/02/2023   |
| 20/211 Gold Street, CLIFTON HILL 3068  | \$727,000 | 13/02/2023   |
| 1/31-35 Mater Street, COLLINGWOOD 3066 | \$675,000 | 08/03/2023   |

This Statement of Information was prepared on:

27/03/2023 11:18