

7/414-416 High Street, Northcote, VIC 3070



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Strata Unit/ Flat
Indicative Selling Price
 \$595,000
Median House Price
 01/10/2023 - 30/09/2024: \$652,000

Comparable Properties



101/8 Breavington Way, Northcote 3070 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$595,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment
Agent Comments: Comparable location Smaller property
 Newer build, large complex Comparable property



11/20 Westgarth Street, Northcote 3070 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$578,000
Method: Private Sale
Date: 26/06/2024
Property Type: Apartment
Agent Comments: Comparable location Smaller property
 Newer build Inferior aspect Inferior property



102/636 High Street, Thornbury 3071 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$555,000
Method: Private Sale
Date: 26/04/2024
Property Type: Apartment
Agent Comments: Comparable location Smaller property
 New build Comparable property

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

7/414-416 High Street, Northcote, VIC 3070

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$652,000

Unit

x

Suburb

Northcote

Period - From

01/10/2023

to

30/09/2024

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
101/8 Breavington Way, NORTHCOTE 3070	\$595,000	03/07/2024
11/20 Westgarth Street, NORTHCOTE 3070	\$578,000	26/06/2024
102/636 High Street, THORNBURY 3071	\$555,000	26/04/2024

This Statement of Information was prepared on:

09/10/2024