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

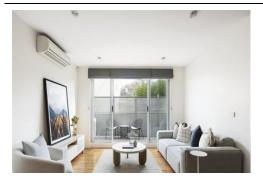


101/8 Breavington Way, Northcote 3070 (REI/VG) 2 Bed 2 Bath 1 Car

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	l for sale			

Address Including suburb or locality and postcode

Including suburb or 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 Northo	cote	
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
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