

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

10/405 High Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$1,305,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2019

to

30/09/2019

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	3/12 Eastment St NORTHCOTE 3070	\$640,000	21/11/2019
2	212/405 High St NORTHCOTE 3070	\$638,000	08/08/2019
3	12/414 High St NORTHCOTE 3070	\$630,000	25/08/2019

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:

22/11/2019 18:07

10/405 High Street, Northcote Vic 3070

COLLINGS

Christian Gravias

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Indicative Selling Price

\$639,000

Median House Price

September quarter 2019: \$1,305,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/12 Eastment St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 21/11/2019

Property Type: Apartment



212/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$638,000

Method: Private Sale

Date: 08/08/2019

Rooms: 5

Property Type: Apartment



12/414 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 25/08/2019

Property Type: Apartment

Account - Collings Real Estate | P: 03 9486 2000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.