

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

10/442 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Northcote

Period - From 24/10/2022 to 23/10/2023 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	6/442 High St NORTHCOTE 3070	\$420,000	27/05/2023
2	102/1 Bent St NORTHCOTE 3070	\$420,000	13/09/2023
3	402/5 Beavers Rd NORTHCOTE 3070	\$435,000	02/08/2023

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:

24/10/2023 10:41

10/442 High Street, Northcote Vic 3070



John Bisignano

03 9489 1030

0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

24/10/2022 - 23/10/2023: \$577,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/442 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Unit



102/1 Bent St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment



402/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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