

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

7/286 High Street Northcote VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Northcote

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

284-288 High Street Northcote VIC 3070	\$850,000	15-May-21
1/418-422 High Street Northcote VIC 3070	\$845,000	26-Jun-21
36/16 Nicholson Street Fitzroy North VIC 3068	\$800,000	19-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 03 August 2021



284-288 High Street Northcote VIC 3070

Sold Price

^{RS} **\$850,000**

Sold Date

15-May-21

3 2 1

Distance

-



1/418-422 High Street Northcote VIC 3070

Sold Price

^{RS} **\$845,000**

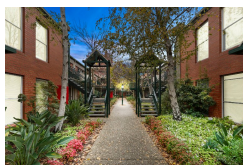
Sold Date

26-Jun-21

3 2 1

Distance

0.49km



36/16 Nicholson Street Fitzroy North VIC 3068

Sold Price

^{RS} **\$800,000**

Sold Date

19-Jun-21

3 2 1

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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