

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

15/442 High Street, Northcote Vic 3070

Indicative selling price

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

Single price \$639,500

Median sale price

Median price \$640,000

Property Type Unit

Suburb Northcote

Period - From 04/07/2023

to 03/07/2024

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	4/16a Latham St NORTHCOTE 3070	\$650,000	28/05/2024
2	8/111 Beaconsfield Pde NORTHCOTE 3070	\$645,000	31/05/2024
3	2/42-44 Clarendon St THORNBURY 3071	\$645,000	08/06/2024

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:

04/07/2024 09:33



Property Type: Apartment

Agent Comments

Comparable Properties



4/16a Latham St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: Unit



8/111 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment



2/42-44 Clarendon St THORNBURY 3071 (REI)

Agent Comments



Price: \$645,000

Method: Auction Sale

Date: 08/06/2024

Property Type: Unit