Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	15/442 High Street, Northcote Vic 3070
Including suburb and	
postcode	

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	Pro	perty Type Ur	nit		Suburb	Northcote
Period - From	04/07/2023	to	03/07/2024	So	ource	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

	aress of comparable property	1 1100	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



Date of sale



John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$639,500 Median Unit Price 04/07/2023 - 03/07/2024: \$640,000



1 (2)

Property Type: Apartment Agent Comments

Comparable Properties



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

1 2 **1** 6

Price: \$650,000

Method: Sold Before Auction

Date: 28/05/2024 Property Type: Unit **Agent Comments**



8/111 Beaconsfield Pde NORTHCOTE 3070

(REI)

二 2 **二** 1

Price: \$645,000 **Method:** Private Sale **Date:** 31/05/2024

Property Type: Apartment

Agent Comments



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

4/2 📺 1 **(**554)

Price: \$645,000 Method: Auction Sale Date: 08/06/2024 Property Type: Unit

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





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