

## 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

8/44-46 JAMES STREET NORTHCOTE VIC 3070

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2023

to

29 Feb 2024

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

8/26-36 HIGH STREET NORTHCOTE VIC 3070	670000	23-Sep-23
8/600 STATION STREET CARLTON NORTH VIC 3054	680000	19-Oct-23

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: 06 March 2024



**8/26-36 HIGH STREET  
NORTHCOTE VIC 3070**

 1  1  1

Sold Price **670000** Sold Date **23-Sep-23**

Distance **0.81km**



**8/600 STATION STREET CARLTON  
NORTH VIC 3054**

 1  1  1

Sold Price **680000** Sold Date **19-Oct-23**

Distance **1.92km**

RS = Recent sale      UN = Undisclosed Sale

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