

# 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

10/170 High 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)

Range between \$550,000

&

\$600,000

### Median sale price

Median price \$681,000

Property Type Unit

Suburb Northcote

Period - From 01/01/2022

to 31/03/2022

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 | 17/203 Clarke St NORTHCOTE 3070   | \$640,000 | 11/04/2022   |
| 2 | 2/28 Westgarth St NORTHCOTE 3070  | \$620,000 | 25/06/2022   |
| 3 | 3/116 Arthurton Rd NORTHCOTE 3070 | \$580,000 | 10/05/2022   |

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:

30/06/2022 11:54



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2022: \$681,000

## Comparable Properties



17/203 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 11/04/2022

Property Type: Apartment



2/28 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Apartment



3/116 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Sold Before Auction

Date: 10/05/2022

Property Type: Apartment