

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

410/114 Helen Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2020

to

30/09/2020

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	29/26-36 High St NORTHCOTE 3070	\$456,500	26/06/2020
2	6/59 Rathmines St FAIRFIELD 3078	\$429,000	06/07/2020
3	18/210 Clarke St NORTHCOTE 3070	\$382,000	07/08/2020

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:

19/10/2020 11:21



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$439,000

Median Unit Price
September quarter 2020: \$680,000

Comparable Properties



29/26-36 High St NORTHCOTE 3070 (REI/VG) **Agent Comments**



Price: \$456,500
Method: Sold Before Auction
Date: 26/06/2020
Property Type: Apartment



6/59 Rathmines St FAIRFIELD 3078 (REI/VG) **Agent Comments**



Price: \$429,000
Method: Private Sale
Date: 06/07/2020
Property Type: Apartment

18/210 Clarke St NORTHCOTE 3070 (REI) **Agent Comments**



Price: \$382,000
Method: Sold Before Auction
Date: 07/08/2020
Property Type: Apartment