

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

10/414 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Northcote

Period - From 08/03/2022

to

07/03/2023

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	301/550 High St NORTHCOTE 3070	\$440,000	09/12/2022
2			
3			

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:

08/03/2023 15:26

10/414 High Street, Northcote Vic 3070



John Bisignano

03 9489 1030

0413 067 916

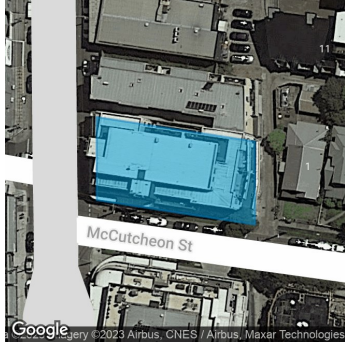
john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

08/03/2022 - 07/03/2023: \$565,000

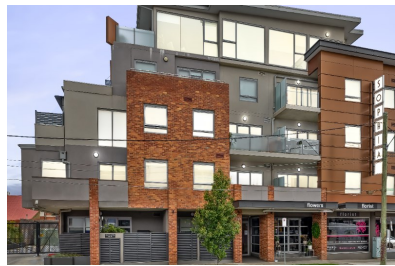


1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/550 High St NORTHCOTE 3070 (VG)

Agent Comments

1 - -

Price: \$440,000

Method: Sale

Date: 09/12/2022

Property Type: Strata Flat - Single OYO Flat

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.

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



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