

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

302/481 HIGH STREET NORTHCOTE VIC 3070

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2022

to

30 Apr 2023

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

10/414-416 HIGH STREET NORTHCOTE VIC 3070	\$430,000	30-Mar-23
303/332 HIGH STREET NORTHCOTE VIC 3070	\$396,000	09-May-23
5/14 HUTTON STREET THORNBURY VIC 3071	\$410,000	30-Apr-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: 15 May 2023


**10/414-416 HIGH STREET
NORTHCOTE VIC 3070**

 1
  1
  1

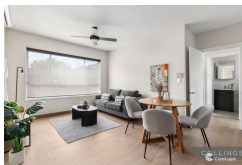
Sold Price **\$430,000** Sold Date **30-Mar-23**

Distance **0.16km**

**303/332 HIGH STREET
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price ^{RS} **\$396,000** Sold Date **09-May-23**

Distance **0.46km**

**5/14 HUTTON STREET
THORBURY VIC 3071**

 1
  1
  1

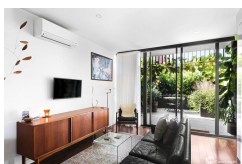
Sold Price ^{RS} **\$410,000** Sold Date **30-Apr-23**

Distance **1.17km**

**209/26 MERRI PARADE
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **15-Apr-23**

Distance **1.51km**

**10/26 MERRI PARADE NORTHCOTE
VIC 3070**

 1
  1
  1

Sold Price **\$420,000** Sold Date **27-Feb-23**

Distance **1.51km**

**9/141 CLARKE STREET
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price ^{RS} **\$450,000** Sold Date **29-Apr-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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**103/8 BREAVINGTON WAY
NORTHCOTE VIC 3070** 1  1  1

Sold Price

RS

\$425,000

Sold Date

08-Mar-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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