

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

3/32 LITTLE EASTMENT 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Northcote

Period-from

01 Oct 2023

to

30 Sep 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

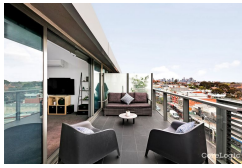
Date of sale

401/332 HIGH STREET NORTHCOTE VIC 3070	\$590,000	19-Oct-23
5/332 HIGH STREET NORTHCOTE VIC 3070	\$540,000	28-Jun-23
210/332 HIGH STREET NORTHCOTE VIC 3070	\$460,000	05-Jul-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: 02 October 2024



401/332 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **\$590,000** Sold Date **19-Oct-23**

Distance **0.06km**



5/332 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **\$540,000** Sold Date **28-Jun-23**

Distance **0.08km**



210/332 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **\$460,000** Sold Date **05-Jul-23**

Distance **0.08km**



202/16 SEPARATION STREET NORTHCOTE VIC 3070

2 1 -

Sold Price **\$535,000** Sold Date **16-Apr-23**

Distance **0.2km**



106/405 HIGH STREET NORTHCOTE VIC 3070

2 2 1

Sold Price **\$620,000** Sold Date **06-Apr-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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