

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

7/332 High Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Northcote

Period - From

28/10/2023

to

27/10/2024

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	208/17 Robbs Pde NORTHCOTE 3070	\$295,000	31/07/2024
2	7/112 Ballantyne St THORNBURY 3071	\$310,000	04/06/2024
3	212/26 Merri Pde NORTHCOTE 3070	\$305,000	22/05/2024

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:

28/10/2024 16:28



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

28/10/2023 - 27/10/2024: \$655,000

Comparable Properties



208/17 Robbs Pde NORTHCOTE 3070 (REI)

Agent Comments

 1
  1
  -

Price: \$295,000

Method: Private Sale

Date: 31/07/2024

Property Type: Apartment



7/112 Ballantyne St THORBURY 3071 (REI)

Agent Comments

 1
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  1

Price: \$310,000

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment



212/26 Merri Pde NORTHCOTE 3070 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$305,000

Method: Private Sale

Date: 22/05/2024

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788