

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

12/414 High Street, Northcote Vic 3070

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$600,000 House Unit X Suburb Northcote

Period - From 01/07/2018 to 30/06/2019 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	110/17 Robbs Pde NORTHCOTE 3070	\$560,000	10/06/2019
2	108/8 Breavington Way NORTHCOTE 3070	\$570,000	14/03/2019
3	42/26-36 High St NORTHCOTE 3070	\$567,500	21/06/2019

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.

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2019: \$600,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



110/17 Robbs Pde NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 10/06/2019

Rooms: 4

Property Type: Apartment



108/8 Breavington Way NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 14/03/2019

Rooms: -

Property Type: Strata Unit/Flat



42/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$567,500

Method: Private Sale

Date: 21/06/2019

Rooms: 4

Property Type: Apartment