

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

27 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,665,500 Property Type House Suburb Northcote

Period - From 01/07/2020 to 30/09/2020 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	86 Bridge St NORTHCOTE 3070	\$1,950,000	12/11/2020
2	2c Cunningham St NORTHCOTE 3070	\$1,900,000	26/06/2020
3	6 Sumner Av NORTHCOTE 3070	\$1,780,000	10/06/2020

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:

23/11/2020 19:17



Property Type: House
Land Size: 505 sqm approx
Agent Comments

Comparable Properties



86 Bridge St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,950,000
Method: Sold Before Auction
Date: 12/11/2020
Property Type: House



2c Cunningham St NORTHCOTE 3070 (REI/VG) **Agent Comments**



Price: \$1,900,000
Method: Private Sale
Date: 26/06/2020
Property Type: House (Res)
Land Size: 484 sqm approx



6 Sumner Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 10/06/2020
Property Type: House (Res)
Land Size: 394 sqm approx