

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

301/550 High Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$559,999

Property Type

Unit

Suburb

Northcote

Period - From

18/11/2021

to

17/11/2022

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	10/6 Kemp St THORNBURY 3071	\$400,000	29/10/2022
2	203/8 Breavington Way NORTHCOTE 3070	\$440,000	17/08/2022
3	1/175 Gladstone Av NORTHCOTE 3070	\$409,999	01/08/2022

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:

18/11/2022 12:35



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10/6 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 29/10/2022

Property Type: Apartment



203/8 Breavington Way NORTHCOTE 3070 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 17/08/2022

Property Type: Strata Flat - Single OYO Flat



1/175 Gladstone Av NORTHCOTE 3070 (VG)

Agent Comments



Price: \$409,999

Method: Sale

Date: 01/08/2022

Property Type: Strata Flat - Single OYO Flat