

# 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

204/332 High Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$539,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Northcote

Period - From 09/12/2021

to 08/12/2022

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	111/469-481 High St NORTHCOTE 3070	\$565,000	25/11/2022
2	1/386 High St NORTHCOTE 3070	\$560,000	23/06/2022
3	105/405 High St NORTHCOTE 3070	\$555,000	16/09/2022

**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:

09/12/2022 17:14



**Property Type:** Apartment

Agent Comments

## Comparable Properties



111/469-481 High St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 25/11/2022

**Property Type:** Apartment



1/386 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 23/06/2022

**Property Type:** Unit



105/405 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 16/09/2022

**Property Type:** Apartment