

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

102/442 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$632,500 Property Type Unit Suburb Northcote

Period - From 04/03/2020 to 03/03/2021 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	106/2b Dennis St NORTHCOTE 3070	\$632,500	23/02/2021
2	904/8 Breavington Way NORTHCOTE 3070	\$645,000	22/11/2020
3	13/42-44 Clarendon St THORNBURY 3071	\$635,000	13/01/2021
4	6/32 Dundas St THORNBURY 3071	\$630,000	30/12/2020

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: 04/03/2021 13:40



Property Type: Apartment

Agent Comments

Comparable Properties



106/2b Dennis St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$632,500

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment



904/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 22/11/2020

Property Type: Apartment



13/42-44 Clarendon St THORBURY 3071 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 13/01/2021

Property Type: Apartment



6/32 Dundas St THORBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 30/12/2020

Property Type: Apartment

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