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	104/332 High Street, Northcote Vic 3070

Indicative selling price

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

Range between $550,000 & $580,000

Median sale price

Median price $690,000 Property Type Unit Suburb Northcote

Period - From 01/01/2023 to 31/03/2023 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	106/405 High St NORTHCOTE 3070	$620,000	06/04/2023
2	5/442 High St NORTHCOTE 3070	$565,000	10/02/2023
3	204/332 High St NORTHCOTE 3070	$539,000	22/12/2022

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: 31/05/2023 10:35

104/332 High Street, Northcote Vic 3070

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $580,000
Median Unit Price
March quarter 2023: $690,000

Comparable Properties



106/405 High St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 06/04/2023
Property Type: Apartment

Agent Comments



5/442 High St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $565,000
Method: Private Sale
Date: 10/02/2023
Property Type: Apartment

Agent Comments

204/332 High St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $539,000
Method: Private Sale
Date: 22/12/2022
Rooms: 1
Property Type: Apartment

Agent Comments

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