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	4/386 HIGH STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Northcote
Period-from	01 Jun 2022	to	31 May 2023	Source	Corelogic

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 6 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
5/442-446 HIGH STREET NORTHCOTE VIC 3070	$565,000	24-Jan-23
1/70 CLARENDON STREET THORNBURY VIC 3071	$595,000	03-Jun-23
1/44 SOUTH CRESCENT NORTHCOTE VIC 3070	$592,000	25-Mar-23

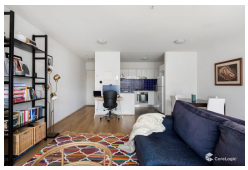
OR

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 6 months.~~

This Statement of Information was prepared on: 14 June 2023

RT Edgar

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5/442-446 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **$565,000** Sold Date **24-Jan-23**

Distance **0.21km**

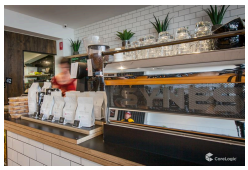


1/70 CLARENDON STREET THORNBURY VIC 3071

2 1 1

Sold Price RS **$595,000** Sold Date **03-Jun-23**

Distance **1.06km**



1/44 SOUTH CRESCENT NORTHCOTE VIC 3070

2 1 1

Sold Price **$592,000** Sold Date **25-Mar-23**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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