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	5/412 High Street, Northcote Vic 3070

Indicative selling price

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

Range between $420,000 & $440,000

Median sale price

Median price $705,000 Property Type Unit Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	214/5 Beavers Rd NORTHCOTE 3070	$455,000	05/03/2024
2	607/8 Breavington Way NORTHCOTE 3070	$450,000	07/02/2024
3	10/442 High St NORTHCOTE 3070	$425,000	28/11/2023

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: 15/03/2024 16:31

5/412 High Street, Northcote Vic 3070

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $440,000
Median Unit Price
December quarter 2023: $705,000

Comparable Properties



214/5 Beavers Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $455,000
Method: Private Sale
Date: 05/03/2024
Property Type: Apartment
Land Size: 69 sqm approx

Agent Comments



607/8 Breavington Way NORTHCOTE 3070 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 07/02/2024
Rooms: 3
Property Type: Apartment

Agent Comments



10/442 High St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $425,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment

Agent Comments

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