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	410/8 BREAVINGTON WAY 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	$390,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Northcote
Period-from	01 Oct 2022	to	30 Sep 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
6/442-446 HIGH STREET NORTHCOTE VIC 3070	$420,000	27-May-23
102/1 BENT STREET NORTHCOTE VIC 3070	$420,000	13-Sep-23
303/332 HIGH STREET NORTHCOTE VIC 3070	$396,000	03-May-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: 26 October 2023

RT Edgar

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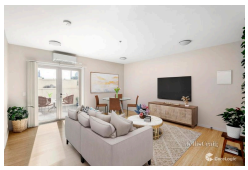


6/442-446 HIGH STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **$420,000** Sold Date **27-May-23**

Distance **0.26km**

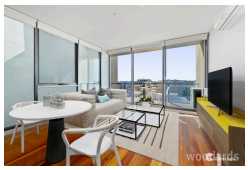


102/1 BENT STREET NORTHCOTE VIC 3070

1 1 1

Sold Price RS **$420,000** Sold Date **13-Sep-23**

Distance **0.29km**



303/332 HIGH STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **$396,000** Sold Date **03-May-23**

Distance **0.37km**

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

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