

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

212/332 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Northcote

Period - From 01/04/2020 to 30/06/2020 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	30/262 Heidelberg Rd FAIRFIELD 3078	\$502,000	30/05/2020
2	12/27 Jessie St NORTHCOTE 3070	\$495,000	22/06/2020
3	110/332 High St NORTHCOTE 3070	\$485,000	19/05/2020

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: 10/08/2020 15:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

June quarter 2020: \$595,000

Comparable Properties



30/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

2 1 1

Price: \$502,000

Method: Private Sale

Date: 30/05/2020

Property Type: Apartment



12/27 Jessie St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 22/06/2020

Property Type: Apartment



110/332 High St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$485,000

Method: Sale

Date: 19/05/2020

Property Type: Strata Flat - Single OYO Flat