

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

6/332 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

\$360,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,750

Property type

Unit

Suburb

Northcote

Period-from

01 Apr 2020

to

31 Mar 2021

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

109/332 High Street Northcote VIC 3070	\$405,000	23-Dec-20
102/1 Bent Street Northcote VIC 3070	\$400,000	27-Jan-21
4/69 Bent Street Northcote VIC 3070	\$410,044	22-Oct-20

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: 12 April 2021

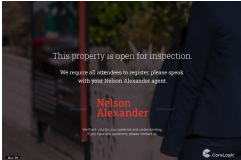
Yash Ghedia
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 E yash.ghedia@reservoir.rh.com.au



109/332 High Street Northcote VIC 3070 Sold Price **\$405,000** Sold Date **23-Dec-20**

1 1 1

Distance -



102/1 Bent Street Northcote VIC 3070 Sold Price **\$400,000** Sold Date **27-Jan-21**

1 1 1

Distance **0.29km**



4/69 Bent Street Northcote VIC 3070 Sold Price **\$410,044** Sold Date **22-Oct-20**

1 1 1

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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