Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offorod	for	cold	_
Property	onerea	IOI	Sale	3

Address
Including suburb and postcode 305/405 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	\$1,800,000	&	\$1,900,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$675,000	Prope	erty type Flats		Suburb	Northcote		
Period-from	01 Jul 2020	to	30 Jun 2	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	
8/582 Nicholson Street Fitzroy North VIC 3068	\$1,952,000	06-Apr-21	
8/79 Oxford Street Collingwood VIC 3066	\$1,740,000	10-May-21	

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: 03 July 2021





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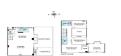
8/582 Nicholson Street Fitzroy North VIC 3068

3 2 2

Sold Price s1,952,000 N Sold Date 06-Apr-21

Distance

2.66km



8/79 Oxford Street Collingwood

Sold Price

** \$1,740,000 Sold Date 10-May-21

Distance

4.16km

RS = Recent sale

UN = Undisclosed Sale

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