

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

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Flats

Suburb

Northcote

Period-from

01 Jul 2020

to

30 Jun 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




8/582 NICHOLSON STREET, FITZROY NORTH




8/582 Nicholson Street Fitzroy North VIC 3068

Sold Price ^{RS} **\$1,952,000** ^{UN} Sold Date **06-Apr-21**

Distance **2.66km**

 3  3  2




8/79 OXFORD STREET COLLINGWOOD VIC 3066



8/79 Oxford Street Collingwood VIC 3066

Sold Price ^{RS} **\$1,740,000** Sold Date **10-May-21**

Distance **4.16km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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