

## 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  
469 High Street, Northcote Vic 3070

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$355,000 &amp; \$370,000

**Median sale price**

Median price \$580,000 House Unit X Suburb Northcote

Period - From 01/01/2018 to 31/03/2018 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	303/469 High St NORTHCOTE 3070	\$365,000	15/05/2018
2	412/469-481 High St NORTHCOTE 3070	\$355,000	03/03/2018
3	213/469-481 High St NORTHCOTE 3070	\$350,000	29/01/2018

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.



**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$355,000 - \$370,000  
**Median Unit Price**  
 March quarter 2018: \$580,000

## Comparable Properties



**303/469 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$365,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**412/469-481 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**213/469-481 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** -  
**Property Type:** Apartment