

#### 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	469 High Street, Northcote Vic 3070
Including suburb and	
postcode	

### Indicative selling price

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

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

#### Median sale price

Median price	\$580,000	Hou	Ise	Unit	х	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.

Ad	dress 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.





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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)





Price: \$365,000

Method: Sold Before Auction

Date: 15/05/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

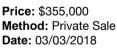


412/469-481 High St NORTHCOTE 3070 (REI)





**Agent Comments** 



Rooms: -

Property Type: Apartment



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

Price: \$350,000 Method: Private Sale Date: 29/01/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 





Account - Spencer Woods RE | P: 03 9486 5924 | F: 03 9481 0795 Generated: 27/06/2018 10:22