

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

103/72 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	306/114 Helen St NORTHCOTE 3070	\$395,000	27/02/2024
2	505/1 Bent St NORTHCOTE 3070	\$375,000	26/04/2024
3	3/31 Emmaline St NORTHCOTE 3070	\$350,000	22/02/2024

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.~~

This Statement of Information was prepared on:

01/07/2024 09:10



Property Type: Unit

Agent Comments

Comparable Properties



306/114 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

505/1 Bent St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 26/04/2024

Property Type: Strata Flat - Single OYO Flat



3/31 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$350,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment