

# 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

172 Gladstone Avenue, 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 \$1,910,000 & \$2,100,000

### Median sale price\*

Median price  Property Type  Suburb Northcote

Period - From  to  Source

### 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	99 Emmaline St NORTHCOTE 3070	\$2,320,000	14/10/2023
2	35 Whalley St NORTHCOTE 3070	\$2,275,000	16/09/2023
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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: 02/11/2023 12:46

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House

**Land Size:** 431.125 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$1,910,000 - \$2,100,000  
**No median price available**

## Comparable Properties



**99 Emmaline St NORTHCOTE 3070 (REI)**

[Agent Comments](#)



**Price:** \$2,320,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)



**35 Whalley St NORTHCOTE 3070 (REI)**

[Agent Comments](#)



**Price:** \$2,275,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

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.