

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

2/62 GADD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,610,000

Property type

House

Suburb

Northcote

Period-from

01 Aug 2022

to

31 Jul 2023

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

108/227 ST GEORGES ROAD NORTHCOTE VIC 3070	\$645,000	11-Nov-22
6/41 BALLANTYNE STREET THORNBURY VIC 3071	\$638,000	18-Feb-22
313/114 HELEN STREET NORTHCOTE VIC 3070	\$700,000	18-Mar-23

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: 09 August 2023



**108/227 ST GEORGES ROAD
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$645,000** Sold Date **11-Nov-22**

Distance **0.33km**



**6/41 BALLANTYNE STREET
THORNBURY VIC 3071**

2 1 1

Sold Price **\$638,000** Sold Date **18-Feb-22**

Distance **0.72km**



**313/114 HELEN STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$700,000** Sold Date **18-Mar-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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