

# 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

2/70 Gadd 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 \$720,000 & \$760,000

### 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	4/86 Normanby Av THORNBURY 3071	\$730,000	02/03/2024
2	3/116 Normanby Av THORNBURY 3071	\$730,000	03/05/2024
3	1/116 Normanby Av THORNBURY 3071	\$750,000	05/06/2024

**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:

13/06/2024 15:57



**Property Type:** Townhouse

**Land Size:** 84 sqm approx

Agent Comments

## Comparable Properties



**4/86 Normanby Av THORNBURY 3071 (REI/VG)** Agent Comments



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)



**3/116 Normanby Av THORNBURY 3071 (VG)** Agent Comments



**Price:** \$730,000

**Method:** Sale

**Date:** 03/05/2024

**Property Type:** Strata Unit/Flat



**1/116 Normanby Av THORNBURY 3071 (REI)** Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 05/06/2024

**Property Type:** Townhouse (Single)