

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

305/68 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 303/332 HIGH STREET NORTHCOTE VIC 3070 | \$396,000 | 03-May-23 |
| 807/330 LYGON STREET BRUNSWICK EAST VIC 3057 | \$380,000 | 13-Apr-23 |
| 8/70 COLLINS STREET THORBURY VIC 3071 | \$391,000 | 01-Jul-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: 04 August 2023



**303/332 HIGH STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price **\$396,000** Sold Date **03-May-23**

Distance **1.22km**



**807/330 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$380,000** Sold Date **13-Apr-23**

Distance **1.67km**



**8/70 COLLINS STREET
THORBURY VIC 3071**

 1  1  1

Sold Price ^{RS} **\$391,000** Sold Date **01-Jul-23**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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