

# 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

49 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

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,755,000

Property Type

House

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	44 Beaconsfield Pde NORTHCOTE 3070	\$1,620,000	04/05/2024
2	42 Keon St THORNBURY 3071	\$1,730,000	03/02/2024
3	3 Mason St NORTHCOTE 3070	\$1,890,000	08/03/2024

**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:

25/06/2024 18:23



**Property Type:** House  
**Land Size:** 257 sqm approx  
**Agent Comments**

## Comparable Properties



**44 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 271 sqm approx



**42 Keon St THORNBURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 368 sqm approx



**3 Mason St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,890,000  
**Method:** Auction Sale  
**Date:** 08/03/2024  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx