

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

66 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,300,000

&

\$1,400,000

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 | 65 Gladstone Av NORTHCOTE 3070 | \$1,305,000 | 30/01/2024 |
| 2 | 46 Bird Av NORTHCOTE 3070 | \$1,500,000 | 26/02/2024 |
| 3 | 97 Gladstone Av NORTHCOTE 3070 | \$1,530,000 | 07/05/2024 |

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:

28/05/2024 11:03



 3  1  1

Property Type: House

Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2024: \$1,755,000

Comparable Properties



65 Gladstone Av NORTHCOTE 3070 (VG)

Agent Comments

 3  -  -

Price: \$1,305,000

Method: Sale

Date: 30/01/2024

Property Type: House - Terrace

Land Size: 189 sqm approx

46 Bird Av NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  1  1

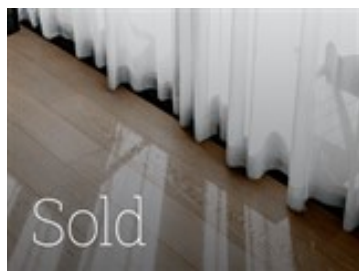
Price: \$1,500,000

Method: Auction Sale

Date: 26/02/2024

Property Type: House (Res)

Land Size: 426 sqm approx



97 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$1,530,000

Method: Private Sale

Date: 07/05/2024

Property Type: House