

# 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

2/55 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 \$650,000 & \$700,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Northcote

Period - From 01/07/2020

to 30/09/2020

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	210/202 Beavers Rd NORTHCOTE 3070	\$700,000	31/10/2020
2	14/5 Beavers Rd NORTHCOTE 3070	\$675,000	25/06/2020
3	14/44-48 Strettle St THORNBURY 3071	\$665,000	12/08/2020

**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:

18/11/2020 08:59



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

**210/202 Beavers Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Apartment

**14/5 Beavers Rd NORTHCOTE 3070 (VG)**

Agent Comments



**Price:** \$675,000

**Method:** Sale

**Date:** 25/06/2020

**Property Type:** Strata Flat - Single OYO Flat



**14/44-48 Strettle St THORNbury 3071 (REI)**

Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 12/08/2020

**Property Type:** Townhouse (Single)