

## 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

2/54 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)

Single price

\$729,000

## Median sale price

Median price

\$1,350,000

House

X

Unit

Suburb

Northcote

Period - From

01/10/2017

to

31/12/2017

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	2/75 Gadd St NORTHCOTE 3070	\$720,000	23/11/2017
2	108/636 High St THORBURY 3071	\$692,500	16/12/2017
3	14/107 Herbert St NORTHCOTE 3070	\$689,000	18/10/2017

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.~~

2/54 Gadd Street, Northcote Vic 3070

**COLLINGS**

Harry Manaras

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**Indicative Selling Price**

\$729,000

**Median House Price**

December quarter 2017: \$1,350,000



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**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**2/75 Gadd St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

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**Price:** \$720,000

**Method:** Private Sale

**Date:** 23/11/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)

**108/636 High St THORBURY 3071 (VG)**

**Agent Comments**

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**Price:** \$692,500

**Method:** Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**14/107 Herbert St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

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**Price:** \$689,000

**Method:** Sold Before Auction

**Date:** 18/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)