

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

1/75 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

or range
between

\$800,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/70 Gadd Street Northcote VIC 3070	\$775,000	12-Dec-20
5/107 Herbert Street Northcote VIC 3070	\$760,000	12-Aug-20
18/55 Gadd Street Northcote VIC 3070	\$750,000	07-Nov-20

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: 11 February 2021



4/70 Gadd Street Northcote VIC 3070

Sold Price

^{RS}

\$775,000

Sold Date

12-Dec-20



3



3



2

Distance

0.04km



5/107 Herbert Street Northcote VIC 3070

Sold Price

\$760,000

Sold Date

12-Aug-20



3



2



1

Distance

0.82km



18/55 Gadd Street Northcote VIC 3070

Sold Price

\$750,000

Sold Date

07-Nov-20



2



2



2

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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