

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

1/62 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between \$575,000 & \$600,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2019

to 31/03/2020

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	5/110 Normanby Av THORNBURY 3071	\$585,000	23/02/2020
2	6/85 Hutton St THORNBURY 3071	\$610,000	06/02/2020
3	201/681 High St THORNBURY 3071	\$580,000	27/03/2020

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:

07/05/2020 10:34



Property Type:

Apartment/Townhouse

Agent Comments

Comparable Properties



5/110 Normanby Av THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 23/02/2020

Property Type: Apartment



6/85 Hutton St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 06/02/2020

Property Type: Apartment



201/681 High St THORNBURY 3071 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/03/2020

Property Type: Apartment