

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

9/53 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$680,500

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2021

to

30/06/2022

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	2B Barrow St COBURG 3058	\$827,000	21/09/2022
2	2/78 Blair St COBURG 3058	\$780,000	17/08/2022
3	16/54 Gadd St NORTHCOTE 3070	\$760,000	09/06/2022

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:

10/10/2022 11:17



 2  2  1

Property Type:

TerranceTownhouse

Agent Comments

Council Rate Approx. \$1,808.90 P.A. Body Corp Fees: Approx. \$1468.78 P.A.

Indicative Selling Price

\$730,000

Median Unit Price

Year ending June 2022: \$680,500

Comparable Properties



2B Barrow St COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$827,000

Method: Private Sale

Date: 21/09/2022

Property Type: Townhouse (Single)



2/78 Blair St COBURG 3058 (REI/VG)

Agent Comments

 2  2  1

Price: \$780,000

Method: Private Sale

Date: 17/08/2022

Property Type: Townhouse (Single)



16/54 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 09/06/2022

Property Type: Townhouse (Single)