

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

24/55 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2023

to

31 Aug 2024

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

10/62 GADD STREET NORTHCOTE VIC 3070	\$860,000	23-May-24
21/54 GADD STREET NORTHCOTE VIC 3070	\$745,000	20-Sep-23 26-Jun-24
11/286 HIGH STREET NORTHCOTE VIC 3070	\$850,000	28-Apr-24

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: 03 September 2024

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**10/62 GADD STREET NORTHCOTE
VIC 3070**

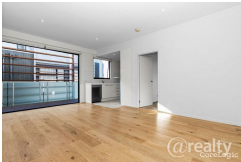
Sold Price

^{RS} **\$860,000**

Sold Date **23-May-24**

3 3 -

Distance **0.05km**



**21/54 GADD STREET NORTHCOTE
VIC 3070**

Sold Price

\$745,000

Sold Date **20-Sep-13**

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Distance **0.04km**



**11/286 HIGH STREET NORTHCOTE
VIC 3070**

Sold Price

\$850,000

Sold Date **28-Apr-24**

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Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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