

## 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

204/72 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2023

to

30 Jun 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

308/114 HELEN STREET NORTHCOTE VIC 3070	\$545,000	25-Apr-24
3/386 HIGH STREET NORTHCOTE VIC 3070	\$525,000	31-Jan-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: 08 July 2024



**308/114 HELEN STREET  
NORTHCOTE VIC 3070**

 2  1  1

Sold Price **\$545,000** Sold Date **25-Apr-24**

Distance **1.07km**



**3/386 HIGH STREET NORTHCOTE  
VIC 3070**

 2  1  1

Sold Price **\$525,000** Sold Date **31-Jan-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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