

# 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

14/55 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)

Range between \$730,000 & \$770,000

### Median sale price

Median price \$1,005,000 Property Type Townhouse Suburb Northcote

Period - From 06/02/2024 to 05/02/2025 Source Property Data

### 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	12/414 High St NORTHCOTE 3070	\$720,000	14/11/2024
2	12 Gear St BRUNSWICK EAST 3057	\$800,000	07/09/2024
3	7/162 Clarke St NORTHCOTE 3070	\$750,000	20/08/2024

**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: 06/02/2025 08:07



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  2   
  1

**Property Type:** Townhouse

**Agent Comments**

Council Rate - Approx. \$1300 PA. OC Fees - Approx. \$5000 PA Current rent - \$2738 PM

**Indicative Selling Price**

\$730,000 - \$770,000

**Median Townhouse Price**

06/02/2024 - 05/02/2025: \$1,005,000

## Comparable Properties



**12/414 High St NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)

 2   
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  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 14/11/2024

**Property Type:** Apartment



**12 Gear St BRUNSWICK EAST 3057 (REI/VG)**

[Agent Comments](#)

 2   
  2   
  1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 07/09/2024

**Property Type:** Townhouse (Res)



**7/162 Clarke St NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)

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**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 20/08/2024

**Property Type:** Apartment