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									
Range betweer	n \$730,000		&		\$770,000				
Median sale price									
Median price	\$1,005,000	Pro	operty Type	Том	nhouse		Suburb	Northcote	
Period - From	06/02/2024	to	05/02/2025		So	ource	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.

Ade	dress 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





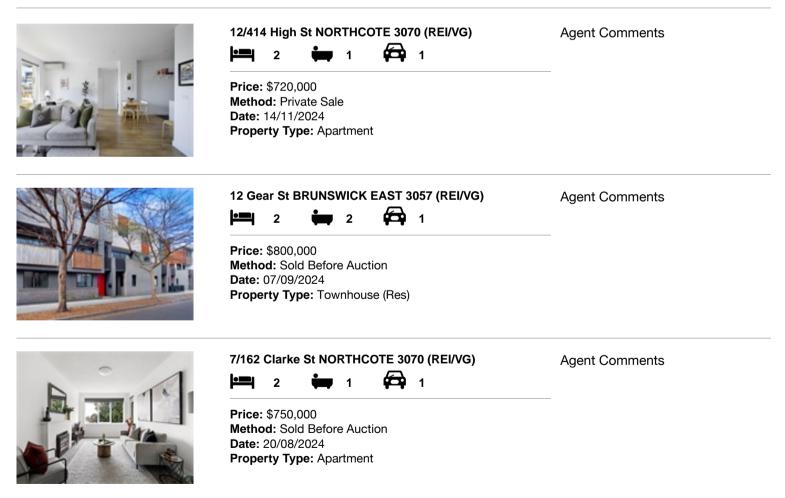


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Property Type: Townhouse Agent Comments Indicative Selling Price \$730,000 - \$770,000 Median Townhouse Price 06/02/2024 - 05/02/2025: \$1,005,000

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

Comparable Properties



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