

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

5/62 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2023

to

31 Oct 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

1/62 GADD STREET NORTHCOTE VIC 3070	\$620,000	29-Jun-24
112/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$615,000	09-Jul-24
122/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$640,000	04-Oct-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: 27 November 2024

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**1/62 GADD STREET NORTHCOTE
VIC 3070**

2 1 1

Sold Price

\$620,000

Sold Date

29-Jun-24

Distance

0km



**112/5 BEAVERS ROAD
NORTHCOTE VIC 3070**

2 1 1

Sold Price

\$615,000

Sold Date

09-Jul-24

Distance

0.87km



**122/5 BEAVERS ROAD
NORTHCOTE VIC 3070**

2 1 1

Sold Price

\$640,000

Sold Date

04-Oct-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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