

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

203/72 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

\$380,000

&

\$415,000

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

5/412 HIGH STREET NORTHCOTE VIC 3070	\$440,000	03-Jun-24
105/114 HELEN STREET NORTHCOTE VIC 3070	\$445,000	10-Feb-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



**5/412 HIGH STREET NORTHCOTE
VIC 3070**

 1  1  1

Sold Price

^{RS} **\$440,000**

Sold Date **03-Jun-24**

Distance **1.06km**



**105/114 HELEN STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

\$445,000

Sold Date **10-Feb-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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