

# 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

4/75 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

&

\$750,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Northcote

Period - From

01/10/2018

to

30/09/2019

Source

REIV

### 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	5/139 Normanby Av THORNBURY 3071	\$720,000	05/10/2019
2	6/163-171 St Georges Rd NORTHCOTE 3070	\$750,000	10/08/2019
3	7/11 Langwells Pde NORTHCOTE 3070	\$763,000	17/11/2019

**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:

29/11/2019 15:04



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**5/139 Normanby Av THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Townhouse (Res)



**6/163-171 St Georges Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Townhouse (Res)



**7/11 Langwells Pde NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$763,000

**Method:** Auction Sale

**Date:** 17/11/2019

**Property Type:** Townhouse (Res)