

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

3/70 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2022

to

30 Nov 2023

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

9/54 GADD STREET NORTHCOTE VIC 3070	\$825,000	24-Nov-23
5/54 GADD STREET NORTHCOTE VIC 3070	\$822,500	26-Oct-23
65A GADD STREET NORTHCOTE VIC 3070	\$735,000	03-Oct-23

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 December 2023



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**9/54 GADD STREET NORTHCOTE
VIC 3070**

2 2 1

Sold Price ^{RS} **\$825,000** ^{UN} Sold Date **24-Nov-23**

Distance **0.05km**



**5/54 GADD STREET NORTHCOTE
VIC 3070**

2 2 1

Sold Price ^{RS} **\$822,500** Sold Date **26-Oct-23**

Distance **0.07km**



**65A GADD STREET NORTHCOTE
VIC 3070**

2 2 1

Sold Price **\$735,000** Sold Date **03-Oct-23**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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