

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

2/17 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jun 2020

to

31 May 2021

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

2/73 Darebin Road Thornbury VIC 3071	\$625,000	12-Mar-21
1/45-47 Collins Street Thornbury VIC 3071	\$663,000	15-May-21
2/87 Speight Street Thornbury VIC 3071	\$725,000	11-Feb-21

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: 24 June 2021



2/73 Darebin Road Thornbury VIC 3071

2 1 1

Sold Price

\$625,000

Sold Date

12-Mar-21

Distance

0.86km



1/45-47 Collins Street Thornbury VIC 3071

2 1 2

Sold Price

^{RS} **\$663,000**

Sold Date

15-May-21

Distance

1.26km



2/87 Speight Street Thornbury VIC 3071

2 1 1

Sold Price

\$725,000

Sold Date

11-Feb-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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