

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

63 Gladstone Avenue 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Northcote

Period-from

01 Jul 2019

to

30 Jun 2020

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

15 Latham Street Northcote VIC 3070	\$1,172,000	27-Jun-20
144 Elm Street Northcote VIC 3070	\$1,061,500	03-Apr-20
21 Herbert Street Northcote VIC 3070	\$1,100,000	06-Jun-20

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: 20 July 2020



15 Latham Street Northcote VIC 3070

Sold Price

\$1,172,000

Sold Date **27-Jun-20**

2 1 -

Distance **0.28km**



144 Elm Street Northcote VIC 3070

Sold Price

\$1,061,500

Sold Date **03-Apr-20**

2 1 1

Distance **0.5km**



21 Herbert Street Northcote VIC 3070

Sold Price

^{RS} **\$1,100,000**

Sold Date **06-Jun-20**

3 1 1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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