

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

14/55 Gadd Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$770,000

Median sale price

Median price \$1,005,000 Property Type Townhouse Suburb Northcote

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	12/414 High St NORTHCOTE 3070	\$720,000	14/11/2024
2	12 Gear St BRUNSWICK EAST 3057	\$800,000	07/09/2024
3	7/162 Clarke St NORTHCOTE 3070	\$750,000	20/08/2024

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:

06/02/2025 08:07



 2
  2
  1

Property Type: Townhouse

Agent Comments

Council Rate - Approx. \$1300 PA. OC Fees - Approx. \$4200 PA

Indicative Selling Price

\$730,000 - \$770,000

Median Townhouse Price

06/02/2024 - 05/02/2025: \$1,005,000

Comparable Properties



12/414 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2
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  1

Price: \$720,000

Method: Private Sale

Date: 14/11/2024

Property Type: Apartment



12 Gear St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$800,000

Method: Sold Before Auction

Date: 07/09/2024

Property Type: Townhouse (Res)



7/162 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$750,000

Method: Sold Before Auction

Date: 20/08/2024

Property Type: Apartment