

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

2/62 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2022

to

31 Oct 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

4/386 HIGH STREET NORTHCOTE VIC 3070	\$595,000	04-Jul-23
1/28 LYNDHURST CRESCENT BRUNSWICK EAST VIC 3057	\$595,000	28-Jun-23
401/332 HIGH STREET NORTHCOTE VIC 3070	\$590,000	18-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: 15 November 2023



**4/386 HIGH STREET NORTHCOTE
VIC 3070**

2 1 1

Sold Price

\$595,000

Sold Date

04-Jul-23

Distance

1.06km



**1/28 LYNDHURST CRESCENT
BRUNSWICK EAST VIC 3057**

2 1 1

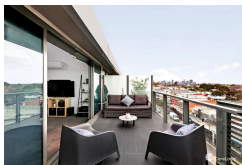
Sold Price

Sold Date

28-Jun-23

Distance

1.11km



**401/332 HIGH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

18-Oct-23

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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