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	305/68 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	$410,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Northcote
Period-from	01 May 2022	to	30 Apr 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
208/68 GADD STREET NORTHCOTE VIC 3070	$420,000	19-Apr-22
1/175 GLADSTONE AVENUE NORTHCOTE VIC 3070	$409,999	01-Aug-22
6/54 EMMALINE STREET NORTHCOTE VIC 3070	$420,000	15-Dec-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: 05 May 2023

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208/68 GADD STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **$420,000** Sold Date **19-Apr-22**

Distance **0km**



1/175 GLADSTONE AVENUE NORTHCOTE VIC 3070

1 1 1

Sold Price **$409,999** Sold Date **01-Aug-22**

Distance **0.31km**



6/54 EMMALINE STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **$420,000** Sold Date **15-Dec-21**

Distance **0.34km**

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

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