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	4/52 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Single price $479,000

Median sale price

Median price $650,000 Property Type Unit Suburb Northcote

Period - From 12/12/2023 to 11/12/2024 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	528/21 Village Av BRUNSWICK EAST 3057	$460,000	16/10/2024
2	1/141 Clarke St NORTHCOTE 3070	$465,000	14/09/2024
3	204/550 High St NORTHCOTE 3070	$450,000	09/09/2024

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: 12/12/2024 12:46

4/52 Gadd Street, Northcote Vic 3070

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$479,000
Median Unit Price
12/12/2023 - 11/12/2024: $650,000

Comparable Properties



528/21 Village Av BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $460,000
Method: Private Sale
Date: 16/10/2024
Property Type: Unit

Agent Comments



1/141 Clarke St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $465,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment

Agent Comments



204/550 High St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $450,000
Method: Private Sale
Date: 09/09/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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