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	7/75 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $675,000 Property Type Unit Suburb Northcote

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	3/50 Woolton Av THORNBURY 3071	$545,500	12/10/2024
2	204/72 Gadd St NORTHCOTE 3070	$480,000	25/09/2024
3	103/68 Gadd St NORTHCOTE 3070	$495,000	10/09/2024

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: 16/12/2024 14:33

7/75 Gadd Street, Northcote Vic 3070

Nelson Alexander



1 1

Rooms: 2
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending September 2024: $675,000

Comparable Properties



3/50 Woolton Av THORNBURY 3071 (REI/VG)

1 1 1

Price: $545,500
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments



204/72 Gadd St NORTHCOTE 3070 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 25/09/2024
Property Type: Apartment

Agent Comments



103/68 Gadd St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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