

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 44 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	574 Rae St FITZROY NORTH 3068	\$1,450,000	24/02/2024
2	87 Smith St THORNBURY 3071	\$1,435,000	16/03/2024
3	24 Taylor St FITZROY NORTH 3068	\$1,335,000	02/03/2024

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.~~

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Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2023: \$1,710,000



3 1 1

Property Type: House
Land Size: 271 sqm approx
Agent Comments

Comparable Properties



574 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 1

Price: \$1,450,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



87 Smith St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,435,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 318 sqm approx



24 Taylor St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 -

Price: \$1,335,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 249 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067