

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

108 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Northcote

Period - From 01/07/2022

to 30/09/2022

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	2 Alexandra St THORNBURY 3071	\$1,100,000	24/09/2022
2	99 Rossmoyne St THORNBURY 3071	\$1,100,000	21/06/2022
3	26 Ivan St FITZROY NORTH 3068	\$1,065,000	14/05/2022

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:

08/11/2022 11:20



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Rooms: 3

Property Type: House

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



2 Alexandra St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$1,100,000

Method: Private Sale

Date: 24/09/2022

Property Type: House

Land Size: 389 sqm approx



99 Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 -

Price: \$1,100,000

Method: Sold Before Auction

Date: 21/06/2022

Property Type: House (Res)

Land Size: 234 sqm approx



26 Ivan St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

Price: \$1,065,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House