

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

37a 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 \$1,628,000

Property Type House

Suburb Northcote

Period - From 23/06/2022

to

22/06/2023

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	102 Arthurton Rd NORTHCOTE 3070	\$1,080,000	29/04/2023
2	90 Kellett St NORTHCOTE 3070	\$1,000,000	12/04/2023
3	175 Mansfield St THORNBURY 3071	\$1,000,000	03/05/2023

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:

23/06/2023 10:39



2 1 1

Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



102 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments

2 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 347 sqm approx



90 Kellett St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,000,000

Method: Private Sale

Date: 12/04/2023

Property Type: House (Res)



175 Mansfield St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: House (Res)

Land Size: 377 sqm approx