#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	131 Beaconsfield Parade, Northcote Vic 3070
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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#### Median sale price

Median price	\$1,532,000	Pro	perty Type	louse		Suburb	Northcote
Period - From	10/04/2020	to	09/04/2021		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	20 Nash St NORTHCOTE 3070	\$2,290,000	17/02/2021
2	22 Osborne St NORTHCOTE 3070	\$2,115,000	20/03/2021
3	89 Beaconsfield Pde NORTHCOTE 3070	\$2,040,000	06/02/2021

#### 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:	10/04/2021 09:23





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> **Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** 10/04/2020 - 09/04/2021: \$1,532,000



Property Type: Home Land Size: 439 sqm approx **Agent Comments** 

## Comparable Properties



20 Nash St NORTHCOTE 3070 (REI/VG)





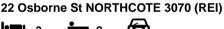
Price: \$2,290,000

Method: Sold Before Auction

Date: 17/02/2021

Property Type: House (Res) Land Size: 446 sqm approx





Price: \$2,115,000 Method: Private Sale Date: 20/03/2021 Property Type: House





Price: \$2,040,000 Method: Auction Sale

89 Beaconsfield Pde NORTHCOTE 3070 (REI)

Date: 06/02/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





**Agent Comments** 

Agent Comments

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