

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

131 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,532,000 Property Type House 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

131 Beaconsfield Parade, Northcote Vic 3070

**Jellis
Craig**

James Goulopoulos

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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



 3  2  2

Property Type: Home

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



20 Nash St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,290,000

Method: Sold Before Auction

Date: 17/02/2021

Property Type: House (Res)

Land Size: 446 sqm approx



22 Osborne St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  -

Price: \$2,115,000

Method: Private Sale

Date: 20/03/2021

Property Type: House



89 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

 4  1  -

Price: \$2,040,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

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