

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

62 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Northcote

Period - From 01/07/2024

to 30/09/2024

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	11 Agnes St THORNBURY 3071	\$1,300,000	21/09/2024
2	123 Ballantyne St THORNBURY 3071	\$1,277,000	06/09/2024
3	78 Beaconsfield Pde NORTHCOTE 3070	\$1,325,000	29/06/2024

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.~~

This Statement of Information was prepared on:

21/10/2024 15:15

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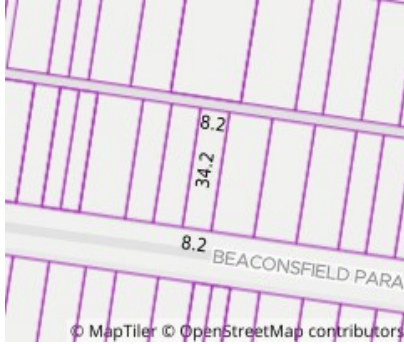
adriano@myagentre.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2024: \$1,650,000



Property Type: House

Land Size: 282 sqm approx

Agent Comments

Comparable Properties



11 Agnes St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)



123 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,277,000

Method: Private Sale

Date: 06/09/2024

Property Type: House



78 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 257 sqm approx

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