Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47A	AF of the Estate A	gents Act 1980	
Property offered for sale						
Address Including suburb and postcode	d					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$1,650,000		&	\$1,750,000			
Median sale price*						
Median price	P	roperty Type		Suburb Northcote		
Period - From	to		Source			
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	
1 142 Beaconsfield Pde NORTHCOTE 3070				\$2,050,000	28/09/2021	
2 21 Aberdeen Gr NORTHCOTE 3070				\$1,811,000	21/07/2021	
3 42 Gladstone Av NORTHCOTE 3070				\$1,720,000	24/09/2021	
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.						
٦	This Statement of Information was prepared on:				07/10/2021 17:00	



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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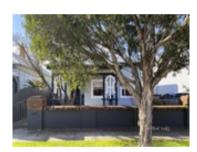
Property Type: House (Previously

Occupied - Detached) Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 No median price available

Comparable Properties



142 Beaconsfield Pde NORTHCOTE 3070 (REI) Agent Comments

Price: \$2,050,000

Method: Sold Before Auction

Date: 28/09/2021

Property Type: House (Res)



21 Aberdeen Gr NORTHCOTE 3070 (REI/VG)

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Price: \$1,811,000

Method: Auction Sale Date: 21/07/2021

Property Type: House (Res) Land Size: 279 sqm approx



42 Gladstone Av NORTHCOTE 3070 (REI)

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Price: \$1,720,000 Method: Private Sale

Property Type: House

Date: 24/09/2021

Agent Comments

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000



