

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

86 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between

\$710,000

&

\$780,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Northcote

Period - From

01/10/2019

to

31/12/2019

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.

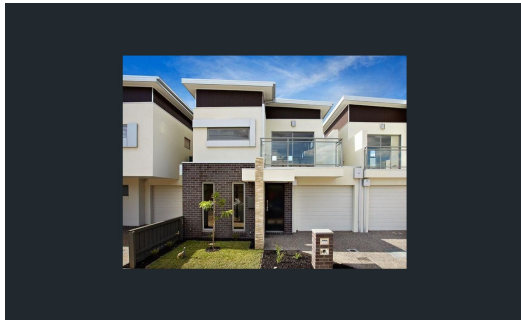
	Address of comparable property	Price	Date of sale
1	7/11 Langwells Pde NORTHCOTE 3070	\$763,000	17/11/2019
2	6/163-171 St Georges Rd NORTHCOTE 3070	\$750,000	10/08/2019
3	2/274 St Georges Rd NORTHCOTE 3070	\$725,000	07/12/2019

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:

03/02/2020 11:59



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Property Type: Townhouse

Agent Comments

Comparable Properties



7/11 Langwells Pde NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$763,000

Method: Auction Sale

Date: 17/11/2019

Property Type: Townhouse (Res)



6/163-171 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$750,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)



2/274 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$725,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)