

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

218/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price*

Median price

Property Type

Suburb

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	407/5 Beavers Rd NORTHCOTE 3070	\$672,500	19/12/2021
2	118/5 Beavers Rd NORTHCOTE 3070	\$650,000	09/04/2022
3	119/5 Beavers Rd NORTHCOTE 3070	\$630,000	22/03/2022

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:

19/04/2022 15:15

* 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.



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

No median price available

Comparable Properties



407/5 Beavers Rd NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$672,500

Method: Auction Sale

Date: 19/12/2021

Property Type: Apartment

118/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Apartment



119/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 22/03/2022

Property Type: Apartment