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

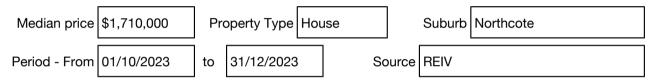
114b Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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|---------|---------|---------|---------|----------|-----------|----------|--------|--------|
| For the | meaning | of this | price s | see cons | umer.vic. | .dov.au/ | undera | uotina |
| | | •••••• | p | | | | a | |

Single price \$1,050,000

Median sale price



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.

| Add | lress of comparable property | Price | Date of sale | |
|-----|----------------------------------|-------------|--------------|--|
| 1 | 40 Claude St NORTHCOTE 3070 | \$1,110,000 | 25/11/2023 | |
| 2 | 1 Shaftesbury Pde THORNBURY 3071 | \$1,052,000 | 16/12/2023 | |
| 3 | 37a Beavers Rd NORTHCOTE 3070 | \$930,000 | 29/12/2023 | |

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:

10/02/2024 15:07



LOVE & CO





Property Type: Home Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$1,050,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



40 Claude St NORTHCOTE 3070 (REI)

1 Shaftesbury Pde THORNBURY 3071 (REI)

1



Price: \$1,110,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,052,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res)

2

37a Beavers Rd NORTHCOTE 3070 (REI)



Agent Comments



Price: \$930,000 Method: Private Sale Date: 29/12/2023 Property Type: House

Account - Love & Co



propertydata

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