

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

### Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Northcote

Period - From

01/10/2023

to

31/12/2023

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	40 Claude St NORTHCOTE 3070	\$1,110,000	25/11/2023
2	1 Shaftesbury Pde THORBURY 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

114b Beaconsfield Parade, Northcote Vic 3070

LOVE & CO

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



2 1 1

**Property Type:** Home

Agent Comments

## Comparable Properties



**40 Claude St NORTHCOTE 3070 (REI)**

Agent Comments

2 1 -

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)



**1 Shaftesbury Pde THORNBURY 3071 (REI)**

Agent Comments

2 1 1

**Price:** \$1,052,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**37a Beavers Rd NORTHCOTE 3070 (REI)**

Agent Comments

2 1 1

**Price:** \$930,000

**Method:** Private Sale

**Date:** 29/12/2023

**Property Type:** House

**Account - Love & Co**



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