

# 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

159b Beavers Road, Northcote Vic 3070

### Indicative selling price

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

Range between \$1,250,000

&

\$1,325,000

### Median sale price

Median price \$1,715,000

Property Type House

Suburb Northcote

Period - From 01/01/2022

to 31/03/2022

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	103 Beaconsfield Pde NORTHCOTE 3070	\$1,460,000	07/05/2022
2	15 Gracie St NORTHCOTE 3070	\$1,365,000	24/03/2022
3	5/301 St Georges Rd NORTHCOTE 3070	\$1,122,000	05/04/2022

**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:

24/06/2022 13:06

Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,325,000

**Median House Price**

March quarter 2022: \$1,715,000

 4  3  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**103 Beaconsfield Pde NORTHCOTE 3070 (REI)** Agent Comments

 3  2  2

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** House (Res)



**15 Gracie St NORTHCOTE 3070 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,365,000

**Method:** Sold Before Auction

**Date:** 24/03/2022

**Property Type:** House (Res)



**5/301 St Georges Rd NORTHCOTE 3070 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,122,000

**Method:** Sale

**Date:** 05/04/2022

**Property Type:** Townhouse (Conjoined)