

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

15 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,803,001

Property Type

House

Suburb

Northcote

Period - From

01/04/2022

to

30/06/2022

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	2a Hamer St BRUNSWICK EAST 3057	\$1,195,000	23/05/2022
2	19 Turnbull Gr NORTHCOTE 3070	\$1,100,000	03/05/2022
3	38 Bower St NORTHCOTE 3070	\$1,065,000	23/04/2022

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:

23/08/2022 12:27

Eric Brown

9480 2288

0474 870 856

eric.b@lovere.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2022: \$1,803,001



2 2 1

Property Type: Home

Agent Comments

Comparable Properties



2a Hamer St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 -

Price: \$1,195,000

Method: Sold Before Auction

Date: 23/05/2022

Property Type: House (Res)

Land Size: 118 sqm approx



19 Turnbull Gr NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Private Sale

Date: 03/05/2022

Property Type: House



38 Bower St NORTHCOTE 3070 (REI)

Agent Comments

2 1 -

Price: \$1,065,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)