

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

112/5 BEAVERS ROAD NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,656,500

Property type

House

Suburb

Northcote

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

213/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$625,000	19-Dec-23
114/405 HIGH STREET NORTHCOTE VIC 3070	\$590,000	18-Feb-24
7/94 UNION STREET NORTHCOTE VIC 3070	\$630,000	12-May-24

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 6 months.

This Statement of Information was prepared on: 12 June 2024

**213/5 BEAVERS ROAD
NORTHCOTE VIC 3070**

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Sold Price **\$625,000** Sold Date **19-Dec-23**Distance **0km****114/405 HIGH STREET NORTHCOTE
VIC 3070**

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Sold Price **\$590,000** Sold Date **18-Feb-24**Distance **0.19km****7/94 UNION STREET NORTHCOTE
VIC 3070**

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Sold Price **\$630,000** Sold Date **12-May-24**Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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