

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

143 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,645,000 Property Type House Suburb Northcote

Period - From 06/11/2022 to 05/11/2023 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	457 Clarke St NORTHCOTE 3070	\$800,000	02/08/2023
2	177 Arthurton Rd NORTHCOTE 3070	\$955,000	27/07/2023
3	37 Clarke St NORTHCOTE 3070	\$950,000	13/05/2023

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:

06/11/2023 09:58



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Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
06/11/2022 - 05/11/2023: \$1,645,000

Comparable Properties

457 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$800,000
Method:
Date: 02/08/2023
Property Type: House

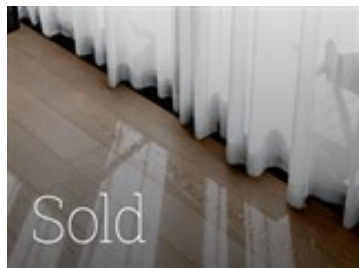


177 Arthurton Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$955,000
Method: Private Sale
Date: 27/07/2023
Property Type: House
Land Size: 279 sqm approx



37 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$950,000
Method: Private Sale
Date: 13/05/2023
Property Type: House - Terrace
Land Size: 205 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788