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	con	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$1,645,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	06/11/2022	to	05/11/2023	;	So	urce	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.

Add	dress 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)



Price: \$800.000 Method:

Date: 02/08/2023 Property Type: House

177 Arthurton Rd NORTHCOTE 3070 (REI/VG) Agent Comments

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)



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Agent Comments

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





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