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

16 Beavers Road, Northcote Vic 3070

Indicative selling price

| For the meaning | r the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
|-----------------|--|-----|-------------|-----|-----------|------|--------|-----------|
| Range betwee | n \$1,300,000 | | & | | \$1,400,0 | 00 | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,585,000 | Pro | operty Type | Hou | ISE | | Suburb | Northcote |
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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 | 28 Glanfield St NORTHCOTE 3070 | \$1,485,000 | 16/07/2023 |
| 2 | 103 Smith St THORNBURY 3071 | \$1,380,000 | 10/07/2023 |
| 3 | 91 Beavers Rd NORTHCOTE 3070 | \$1,337,000 | 01/07/2023 |

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:

24/08/2023 11:03









Property Type: House (Previously Occupied - Detached) Land Size: 312 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2023: \$1,585,000

Comparable Properties

| 28 Glanfield St NORTHCOTE 3070 (REI/VG) → 3 → 1 → 2 Price: \$1,485,000 Method: Auction Sale Date: 16/07/2023 Property Type: House (Res) Land Size: 270 sqm approx | Agent Comments |
|---|----------------|
| 103 Smith St THORNBURY 3071 (REI) 3 1 1 1 1 Price: \$1,380,000 Method: Sold Before Auction Date: 10/07/2023 Property Type: House (Res) | Agent Comments |
| 91 Beavers Rd NORTHCOTE 3070 (REI) 2 1 - Price: \$1,337,000 Method: Auction Sale Date: 01/07/2023 Property Type: House (Res) | Agent Comments |

Account - Jellis Craig | P: 03 9403 9300



propertydata

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