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

168 Beavers Road, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hous	se		Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	16 Bradley Av THORNBURY 3071	\$1,302,500	06/12/2023
2	22 Woolhouse St NORTHCOTE 3070	\$1,206,000	02/12/2023
3	157 Arthurton Rd NORTHCOTE 3070	\$1,296,000	12/10/2023

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:

27/03/2024 12:53



McGrath





Property Type: House **Land Size:** 439 sqm approx Agent Comments Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



16 Bradley Av THORNBURY 3071 (REI/VG)



Price: \$1,302,500 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 439 sqm approx

22 Woolhouse St NORTHCOTE 3070 (REI)

2

Agent Comments

Agent Comments



Price: \$1,206,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)

3



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



Price: \$1,296,000 Method: Auction Sale Date: 12/10/2023 Property Type: House (Res) Land Size: 543 sqm approx

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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