## 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

174 Beaconsfield Parade, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	ISE		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.

Add	dress of comparable property	Price	Date of sale
1	25 Kellett St NORTHCOTE 3070	\$1,935,000	16/09/2023
2	102 Bent St NORTHCOTE 3070	\$1,875,000	15/12/2023
3	90 Emmaline St NORTHCOTE 3070	\$1,740,000	06/09/2023

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:

31/01/2024 16:57





Nigel Harry 03 9403 9300 0412 464 116



Property Type: House (Res) Land Size: 346 sqm approx Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,800,000 Median House Price December guarter 2023: \$1,710,000

nigelharry@jelliscraig.com.au

Renovated four bedroom two bathroom plus studio home comprising living, dining, Miele kitchen and northerly alfresco with built-in BBQs includes OSP via ROW and is zoned to Northcote High.

# **Comparable Properties**





Price: \$1,740.000 Method: Sold Before Auction Date: 06/09/2023 Property Type: House (Res) Land Size: 360 sqm approx

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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