

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	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



 4  2  1

**Property Type:** House (Res)

**Land Size:** 346 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$1,710,000

## Comparable Properties



**25 Kellett St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 4  2  -

**Price:** \$1,935,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 458 sqm approx



**102 Bent St NORTHCOTE 3070 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,875,000

**Method:** Sold Before Auction

**Date:** 15/12/2023

**Property Type:** House (Res)

Land approximately 372m2.



**90 Emmaline St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,740,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** House (Res)

**Land Size:** 360 sqm approx