

## 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

214/5 BEAVERS ROAD NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

502/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$435,000	09-Aug-23
607/8 BREAVINGTON WAY NORTHCOTE VIC 3070	\$450,000	01-Jan-24
305/636 HIGH STREET THORNBURY VIC 3071	\$454,000	02-Sep-23

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 6 months.

This Statement of Information was prepared on: 06 February 2024



**502/5 BEAVERS ROAD  
NORTHCOTE VIC 3070**

 1  1  1

Sold Price **\$435,000** Sold Date **09-Aug-23**

Distance **0.01km**

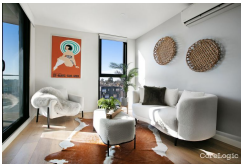


**607/8 BREAVINGTON WAY  
NORTHCOTE VIC 3070**

 1  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **01-Jan-24**

Distance **0.33km**



**305/636 HIGH STREET  
THORBURY VIC 3071**

 1  1  1

Sold Price **\$454,000** Sold Date **02-Sep-23**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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