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

37a Beavers Road, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	consume	.vic.gov	.au/underquo	ting		
Range betweer	\$980,000		&	\$1,040,000			
Median sale p	rice		_				
Median price	\$1,585,000	Property	Type H	House		Suburb	Northcote
Period - From	01/04/2023	to 30/0	6/2023	Sc	ource	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 sixmonths 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		
2		
3		

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:

26/07/2023 15:13









Property Type: House Agent Comments Indicative Selling Price \$980,000 - \$1,040,000 Median House Price June quarter 2023: \$1,585,000

When preparing this SOI the quarterly medium sale price was not available due to a low number of sales in the suburb for that period.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9070 5095





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