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

44 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$1,350,000 | | & | | \$1,450,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,710,000 | Pro | operty Type | Hou | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-------------|--------------|
| 1 | 574 Rae St FITZROY NORTH 3068 | \$1,450,000 | 24/02/2024 |
| 2 | 87 Smith St THORNBURY 3071 | \$1,435,000 | 16/03/2024 |
| 3 | 24 Taylor St FITZROY NORTH 3068 | \$1,335,000 | 02/03/2024 |

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.

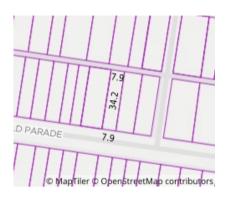
This Statement of Information was prepared on:

04/04/2024 15:43



44 Beaconsfield Parade, Northcote Vic 3070



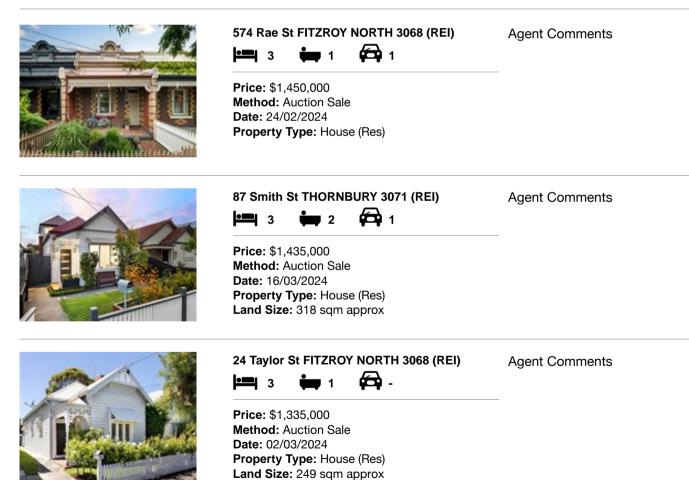




Property Type: House **Land Size:** 271 sqm approx Agent Comments Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067





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