

## 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

48 Beavers Road, Northcote Vic 3070

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&amp;

\$1,100,000

## Median sale price

Median price \$1,325,000

House

X

Unit

Suburb Northcote

Period - From 01/04/2017

to

30/06/2017

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	67 Charles St NORTHCOTE 3070	\$1,100,000	18/05/2017
2	133 Beavers Rd NORTHCOTE 3070	\$1,050,000	29/04/2017
3	15 South Cr NORTHCOTE 3070	\$1,006,000	22/04/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 189 sqm approx

Agent Comments

## Comparable Properties



**67 Charles St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 18/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 187 sqm approx



**133 Beavers Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 181 sqm approx



**15 South Cr NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 156 sqm approx