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	209/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $783,500 Property Type Unit Suburb Northcote

Period - From 01/04/2024 to 30/06/2024 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	3/442 High St NORTHCOTE 3070	$401,250	31/07/2024
2	213/114 Helen St NORTHCOTE 3070	$412,500	20/07/2024
3	305/114 Helen St NORTHCOTE 3070	$400,000	09/07/2024

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: 09/10/2024 17:06

209/5 Beavers Road, Northcote Vic 3070



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
June quarter 2024: $783,500

Comparable Properties



3/442 High St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $401,250
Method: Private Sale
Date: 31/07/2024
Property Type: Apartment

Agent Comments



213/114 Helen St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $412,500
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments



305/114 Helen St NORTHCOTE 3070 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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