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	314/5 BEAVERS ROAD NORTHCOTE VIC 3070

Indicative selling price

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

~~Single Price~~		or range between	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Northcote
Period-from	01 Sep 2022	to	31 Aug 2023	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
101/1A CAMPBELL GROVE NORTHCOTE VIC 3070	$670,000	19-May-23
501/17 ROBBS PARADE NORTHCOTE VIC 3070	$700,000	16-May-23
56/26-36 HIGH STREET NORTHCOTE VIC 3070	$650,000	29-Apr-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: 05 September 2023

RT Edgar

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101/1A CAMPBELL GROVE NORTHCOTE VIC 3070

2 2 1

Sold Price **$670,000** Sold Date **19-May-23**

Distance **1km**



501/17 ROBBS PARADE NORTHCOTE VIC 3070

3 1 2

Sold Price **$700,000** Sold Date **16-May-23**

Distance **0.2km**



56/26-36 HIGH STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **$650,000** Sold Date **29-Apr-23**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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