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	174 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	25 Kellett St NORTHCOTE 3070	$1,935,000	16/09/2023
2	102 Bent St NORTHCOTE 3070	$1,875,000	15/12/2023
3	90 Emmaline St NORTHCOTE 3070	$1,740,000	06/09/2023

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: 16/02/2024 12:54

174 Beaconsfield Parade, Northcote Vic 3070

Nigel Harry
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4 2 1

Property Type: House
Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
December quarter 2023: $1,710,000

Renovated four bedroom two bathroom plus studio home comprising living, dining, Miele kitchen and northerly alfresco with built-in BBQs includes OSP via ROW and is zoned to Northcote High.

Comparable Properties



25 Kellett St NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $1,935,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 458 sqm approx

Agent Comments



102 Bent St NORTHCOTE 3070 (REI)

4 2 2

Price: $1,875,000
Method: Sold Before Auction
Date: 15/12/2023
Property Type: House (Res)

Agent Comments

Land approximately 372m2.



90 Emmaline St NORTHCOTE 3070 (REI/VG)

4 2 1

Price: $1,740,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

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