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	2/202 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Single price $1,090,000

Median sale price

Median price $652,000 Property Type Unit Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 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	7/66 Waterloo Rd NORTHCOTE 3070	$1,155,000	23/07/2024
2	302/273 Lygon St BRUNSWICK 3056	$1,100,500	27/06/2024
3	305/269 Stewart St BRUNSWICK EAST 3057	$1,090,000	15/06/2024

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: 30/11/2024 12:27

2/202 Beavers Road, Northcote Vic 3070

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,090,000
Median Unit Price
September quarter 2024: $652,000

Comparable Properties

7/66 Waterloo Rd NORTHCOTE 3070 (VG)

3 - -

Agent Comments

Price: $1,155,000
Method: Sale
Date: 23/07/2024
Property Type: Strata Unit/Flat

302/273 Lygon St BRUNSWICK 3056 (VG)

3 - -

Agent Comments

Price: $1,100,500
Method: Sale
Date: 27/06/2024
Property Type: Flat/Unit/Apartment (Res)



305/269 Stewart St BRUNSWICK EAST 3057 (REI/VG)

3 2 2

Agent Comments

Price: $1,090,000
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment

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