

# 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

126 Beavers Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,820,000 Property Type House Suburb Northcote

Period - From 01/07/2021 to 30/09/2021 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	2 Wimble St NORTHCOTE 3070	\$1,445,000	19/10/2021
2	108 Beaconsfield Pde NORTHCOTE 3070	\$1,380,000	27/10/2021
3	82 Gladstone Av NORTHCOTE 3070	\$1,300,000	13/11/2021

**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:

24/11/2021 09:54



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**Property Type:** House  
**Land Size:** 219 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
September quarter 2021: \$1,820,000

## Comparable Properties



**2 Wimble St NORTHCOTE 3070 (REI)**

**Agent Comments**

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**Price:** \$1,445,000  
**Method:** Auction Sale  
**Date:** 19/10/2021  
**Property Type:** House (Res)



**108 Beaconsfield Pde NORTHCOTE 3070 (REI)** **Agent Comments**

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**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2021  
**Property Type:** House (Res)



**82 Gladstone Av NORTHCOTE 3070 (REI)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 187 sqm approx