

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

301/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 20/07/2019 to 19/07/2020 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	1/62 Gadd St NORTHCOTE 3070	\$595,000	03/06/2020
2	5/37 Collins St THORNBURY 3071	\$625,000	28/06/2020
3	212C/168 Victoria Rd NORTHCOTE 3070	\$611,000	14/07/2020

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:

20/07/2020 15:08



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/62 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 03/06/2020

Property Type: Apartment



5/37 Collins St THORBURY 3071 (REI)

Agent Comments



Price: \$625,000

Method: Sold Before Auction

Date: 28/06/2020

Property Type: Apartment



212C/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$611,000

Method: Sold Before Auction

Date: 14/07/2020

Property Type: Apartment