

# 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

201/4 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)

Single price \$679,000

### Median sale price

Median price \$783,500

Property Type Unit

Suburb Northcote

Period - From 01/04/2024

to 30/06/2024

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	201/23-25 Clapham St THORNBURY 3071	\$705,000	18/06/2024
2	707/1 Bent St NORTHCOTE 3070	\$665,000	22/05/2024
3	404/114 Helen St NORTHCOTE 3070	\$700,000	28/03/2024

**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:

15/07/2024 11:01

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**Indicative Selling Price**

\$679,000

**Median Unit Price**

June quarter 2024: \$783,500



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**201/23-25 Clapham St THORNBURY 3071 (REI)** Agent Comments



**Price:** \$705,000

**Method:** Private Sale

**Date:** 18/06/2024

**Property Type:** Apartment



**707/1 Bent St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** Apartment



**404/114 Helen St NORTHCOTE 3070 (REI/VG)** Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Apartment

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