










**Properties sold
Northcote Point**

Dec 25/Jan 26

Address	Sale price	CV*	Land size	Bedrooms	Sold by
 22 Beach Road	\$1,200,000	\$1,275,000	Crosslease	3	Harcourts
 26 Beach Road	\$710,000	\$1,275,000	n/a	3	Ray White
 4 Clarence Road	\$2,050,000	\$2,300,000	302	4	Ray White
 1 Milton Road	\$3,450,000	\$2,700,000	844	4	Harcourts
 7 Nelson Avenue	\$900,000	\$1,250,000	n/a	2	Harcourts
 2/123 Queen Street	\$1,765,000	\$1,750,000	Crosslease	3	BARFOOT THOMPSON &
 142 Queen Street	\$2,470,000	\$2,075,000	540	3	Bayleys
 33 Richmond Avenue	\$3,000,000	\$2,525,000	368	4	Premium
 11 Stafford Road	\$2,350,000	\$2,375,000	763	5	BARFOOT THOMPSON &

*LATEST CV AVAILABLE

This publication shows data regarding a wide selection of published residential property sales that have recently occurred. It includes information from multiple sources and published reports of sales made by most Real Estate agencies and may include private sales. Where data is not publicly available, an individual sale may have been excluded from the average results and tallies shown in this report. Every reasonable effort has been made to ensure the accuracy of the information. Barfoot and Thompson Limited (REA2008) accepts no responsibility should the contents of this market report prove to be incomplete or incorrect.