

## 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

202/2B DENNIS STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

11/94 UNION STREET NORTHCOTE VIC 3070	\$600,000	08-Jul-23
101/558 HIGH STREET THORBURY VIC 3071	\$670,000	25-May-23
101/1A CAMPBELL GROVE NORTHCOTE VIC 3070	\$670,000	19-May-23

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 6 months.~~

This Statement of Information was prepared on: 13 November 2023

**11/94 UNION STREET NORTHCOTE  
VIC 3070**

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Sold Price

**\$600,000**

Sold Date

**08-Jul-23**

Distance

**1.5km****101/558 HIGH STREET THORBURY  
VIC 3071**

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Sold Price

**\$670,000**

Sold Date

**25-May-23**

Distance

**0.33km****101/1A CAMPBELL GROVE  
NORTHCOTE VIC 3070**

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Sold Price

Sold Date

**19-May-23**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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