

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

26 DENNIS STREET NORTHCOTE VIC 3070

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Northcote

Period-from

01 Apr 2023

to

31 Mar 2024

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 MONASH AVENUE THORBURY VIC 3071 | \$1,150,000 | 16-Nov-23 |
| 4 ALBION STREET BRUNSWICK EAST VIC 3057 | \$1,160,000 | 16-Mar-24 |
| | | |

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: 24 April 2024

**11 MONASH AVENUE THORBURY
VIC 3071**

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Sold Price **\$1,150,000** Sold Date **16-Nov-23**Distance **0.4km****4 ALBION STREET BRUNSWICK
EAST VIC 3057**

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Sold Price ^{RS} **\$1,160,000** Sold Date **16-Mar-24**Distance **1.81km****RS** = Recent sale **UN** = Undisclosed Sale

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