

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

7 Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,755,000 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	176 Bastings St NORTHCOTE 3070	\$1,735,000	04/05/2024
2	44 Helen St NORTHCOTE 3070	\$1,575,000	27/05/2024
3	168 Beavers Rd NORTHCOTE 3070	\$1,522,000	20/04/2024

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:

12/06/2024 11:51



3 1 4

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



176 Bastings St NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,735,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 493 sqm approx



44 Helen St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,575,000

Method: Private Sale

Date: 27/05/2024

Property Type: House



168 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,522,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 439 sqm approx