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 betwee	n \$1,600,000		&		\$1,700,0	00		
Median sale price								
Median price	\$1,755,000	Property Type Hous		se		Suburb	Northcote	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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





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Property Type: House Land Size: 532 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2024: \$1,755,000

Comparable Properties

176 Bastings St NORTHCOTE 3070 (REI) 3 1 2 Price: \$1,735,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 493 sqm approx	Agent Comments
44 Helen St NORTHCOTE 3070 (REI) 3 1 1 1 Price: \$1,575,000 Method: Private Sale Date: 27/05/2024 Property Type: House	Agent Comments
168 Beavers Rd NORTHCOTE 3070 (REI) 3 1 1 1 Price: \$1,522,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 9070 5095



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propertydata

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Land Size: 439 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.