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	107/2B 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	$680,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Northcote
Period-from	01 Aug 2022	to	31 Jul 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
11/412 HIGH STREET NORTHCOTE VIC 3070	$670,000	11-May-23
101/558 HIGH STREET THORNBURY VIC 3071	$670,000	25-May-23
1/88 CUNNINGHAM STREET NORTHCOTE VIC 3070	$685,000	24-Apr-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: 19 August 2023

RT Edgar

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11/412 HIGH STREET NORTHCOTE VIC 3070

2 2 1

Sold Price **$670,000** Sold Date **11-May-23**

Distance **0.22km**



101/558 HIGH STREET THORNBURY VIC 3071

2 2 1

Sold Price Sold Date **25-May-23**

Distance **0.33km**



1/88 CUNNINGHAM STREET NORTHCOTE VIC 3070

2 1 1

Sold Price **$685,000** Sold Date **24-Apr-23**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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