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	207/2b Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between $650,000 & $685,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2022 to 30/09/2023 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	101/405 High St NORTHCOTE 3070	$710,000	30/10/2023
2	404/5 Beavers Rd NORTHCOTE 3070	$705,000	03/05/2023
3	107/2b Dennis St NORTHCOTE 3070	$680,000	19/08/2023

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: 02/11/2023 16:01

207/2b Dennis Street, Northcote Vic 3070



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$650,000 - $685,000
Median Unit Price
Year ending September 2023: $630,000

Comparable Properties



101/405 High St NORTHCOTE 3070 (REI)

2 2 1

Price: $710,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment

Agent Comments



404/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $705,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Apartment

Agent Comments

107/2b Dennis St NORTHCOTE 3070 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 19/08/2023
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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