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	102/2B 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~~		or range between	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Northcote
Period-from	01 Nov 2022	to	31 Oct 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
106/405 HIGH STREET NORTHCOTE VIC 3070	$620,000	06-Apr-23
11/94 UNION STREET NORTHCOTE VIC 3070	$600,000	08-Jul-23
609/8 BREAVINGTON WAY NORTHCOTE VIC 3070	$590,000	11-Nov-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: 16 November 2023

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106/405 HIGH STREET NORTHCOTE VIC 3070

2 2 1

Sold Price **$620,000** Sold Date **06-Apr-23**

Distance **0.31km**



11/94 UNION STREET NORTHCOTE VIC 3070

2 2 1

Sold Price **$600,000** Sold Date **08-Jul-23**

Distance **1.5km**



609/8 BREAVINGTON WAY NORTHCOTE VIC 3070

2 2 1

Sold Price RS **$590,000** Sold Date **11-Nov-23**

Distance **0.33km**

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

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