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

Single price $1,555,000

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	18 Edward St NORTHCOTE 3070	$1,655,000	23/06/2024
2	44 Helen St NORTHCOTE 3070	$1,575,000	27/05/2024
3	32 Bird Av NORTHCOTE 3070	$1,425,000	25/06/2024

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: 12/07/2024 10:37

7 Dennis Street, Northcote Vic 3070

Brian Te
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3 1 4

Property Type: House
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$1,555,000
Median House Price
March quarter 2024: $1,755,000

Comparable Properties



18 Edward St NORTHCOTE 3070 (REI)

3 1 2

Price: $1,655,000
Method: Auction Sale
Date: 23/06/2024
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments



44 Helen St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,575,000
Method: Private Sale
Date: 27/05/2024
Property Type: House

Agent Comments



32 Bird Av NORTHCOTE 3070 (REI)

3 1 2

Price: $1,425,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

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