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	8 Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 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	71 King St BRUNSWICK EAST 3057	$1,465,000	19/04/2024
2	74 Keon St THORNBURY 3071	$1,514,444	08/08/2024
3	56 Christmas St NORTHCOTE 3070	$1,550,000	21/09/2024

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: 15/10/2024 12:43

8 Dennis Street, Northcote Vic 3070

Sam Rigopoulos
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3 1 2

Property Type:
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



71 King St BRUNSWICK EAST 3057 (REI/VG)

3 1 3

Price: $1,465,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 470 sqm approx

Agent Comments



74 Keon St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,514,444
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments



56 Christmas St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,550,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments

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