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<br>Including suburb and postcode | 24 Dennis Street, Northcote Vic 3070 |

## Indicative selling price

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

Range between $1,200,000 & $1,320,000

## 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 | 7 Hopetoun St NORTHCOTE 3070 | $1,270,000 | 08/06/2024 |
| 2 | 11 Agnes St THORNBURY 3071 | $1,300,000 | 21/09/2024 |
| 3 | 15 Victoria Rd NORTHCOTE 3070 | $1,300,000 | 29/06/2024 |

**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: 21/11/2024 18:52

24 Dennis Street, Northcote Vic 3070

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2 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,320,000
**Median House Price**
September quarter 2024: $1,650,000

# Comparable Properties



**7 Hopetoun St NORTHCOTE 3070 (REI/VG)**

2 1 -

**Price:** $1,270,000
**Method:** Sold Before Auction
**Date:** 08/06/2024
**Property Type:** House (Res)
**Land Size:** 152 sqm approx

Agent Comments



**11 Agnes St THORNBURY 3071 (REI)**

2 1 -

**Price:** $1,300,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Property Type:** House (Res)

Agent Comments



**15 Victoria Rd NORTHCOTE 3070 (REI/VG)**

2 1 1

**Price:** $1,300,000
**Method:** Auction Sale
**Date:** 29/06/2024
**Property Type:** House (Res)
**Land Size:** 307 sqm approx

Agent Comments



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