

## 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

14 Dennis Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

#### Median sale price

Median price \$1,345,750

House

X

Unit

Suburb Northcote

Period - From 01/07/2017

to 30/09/2017

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                              | 114 Beavers Rd NORTHCOTE 3070  | \$1,070,000 | 06/07/2017   |
| 2                              | 87 Jenkins St NORTHCOTE 3070   | \$1,085,000 | 04/11/2017   |
| 3                              | 112 Hawthorn Rd NORTHCOTE 3070 | \$1,160,000 | 30/10/2017   |

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.~~

14 Dennis Street, Northcote Vic 3070



 3  1 

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 232 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
September quarter 2017: \$1,345,750

## Comparable Properties



**114 Beavers Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 06/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 189 sqm approx



**87 Jenkins St NORTHCOTE 3070 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 04/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 452 sqm approx



**112 Hawthorn Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** House (Res)