

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

307/2B Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Northcote

Period - From

01/01/2020

to

31/12/2020

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	10/5 Beavers Rd NORTHCOTE 3070	\$680,100	16/12/2020
2	13/42-44 Clarendon St THORNBURY 3071	\$635,000	13/01/2021
3	106/2b Dennis St NORTHCOTE 3070	\$632,500	23/02/2021

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:

18/03/2021 11:15



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2020: \$675,000

Comparable Properties

10/5 Beavers Rd NORTHCOTE 3070 (VG)

Agent Comments

 2  -  -

Price: \$680,100

Method: Sale

Date: 16/12/2020

Property Type: Strata Flat - Single OYO Flat



13/42-44 Clarendon St THORBURY 3071 (REI/VG)

Agent Comments

 3  1  1

Price: \$635,000

Method: Private Sale

Date: 13/01/2021

Property Type: Apartment



106/2b Dennis St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$632,500

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment