

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

4/49 Dennis Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Northcote

Period - From

01/08/2021

to

31/07/2022

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	206/202 Beavers Rd NORTHCOTE 3070	\$450,000	01/03/2022
2	103/72 Gadd St NORTHCOTE 3070	\$390,000	16/03/2022
3			

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:

01/08/2022 13:53

4/49 Dennis Street, Northcote Vic 3070



Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$390,000

Median Unit Price

01/08/2021 - 31/07/2022: \$575,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



206/202 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Sold Before Auction

Date: 01/03/2022

Property Type: Unit



103/72 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 16/03/2022

Property Type: Unit

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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