

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

401/2b Dennis Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$979,000

Median sale price

Median price

\$1,178,500

Property Type

House

Suburb

Northcote

Period - From

01/04/2019

to

30/06/2019

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	4/12 Farnan St NORTHCOTE 3070	\$980,000	13/05/2019
2	2/7 Gladhall Av THORNBURY 3071	\$940,000	13/05/2019
3	1/12 Farnan St NORTHCOTE 3070	\$920,000	18/04/2019

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:

06/10/2019 17:06



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

4/12 Farnan St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$980,000

Method: Sale

Date: 13/05/2019

Property Type: Strata Unit/Flat



2/7 Gladhall Av THORNBURY 3071 (VG)

Agent Comments



Price: \$940,000

Method: Sale

Date: 13/05/2019

Property Type: Strata Unit/Flat

1/12 Farnan St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$920,000

Method: Sale

Date: 18/04/2019

Property Type: Flat/Unit/Apartment (Res)