

## 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

1/58 WESTGARTH 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) (\*Delete single price or range as applicable)

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
11/14 THE ESPLANADE CLIFTON HILL VIC 3068	\$614,999	03-Oct-24
5/22 WESTGARTH STREET NORTHCOTE VIC 3070	\$615,000	09-Aug-24

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 6 months.

This Statement of Information was prepared on: 08 January 2025



**11/14 THE ESPLANADE CLIFTON HILL VIC 3068**

 2  1  1

Sold Price

**\$614,999**

Sold Date **03-Oct-24**

Distance **0.88km**



**5/22 WESTGARTH STREET NORTHCOTE VIC 3070**

 2  1  1

Sold Price

**\$615,000**

Sold Date **09-Aug-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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