

4/223-225 Westgarth Street, Northcote



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

June Quarter 2019 \$630,000

Comparable Properties



12/187 McKean Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$420,000

Method: Sold Before Auction

Date: 07/06/2019

Property Type: Apartment

Agent Comments: Superior condition, superior location, much smaller, no courtyard, no outdoor space, inferior overall.



9./32 Dwyer Street, Clifton Hill (REI)

1 Bed 1 Bath 1 Car

Price: \$400,000

Method: Private Sale

Date: 16/08/2019

Property Type: Apartment

Agent Comments: Superior location, inferior condition, no study space, no courtyard, inferior overall



10/51 Cunningham Street, Northcote 3070 (REI)

1 Bed 1 Bath 1 Car

Price: \$386,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Apartment

Agent Comments: Similar location, inferior building, inferior size, no study space, no courtyard, similar condition, inferior overall

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 4/223-225 Westgarth Street, Northcote

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$630,000 Unit X Suburb Northcote

Period - From 1/04/2019 to 30/06/2019 Source REIV

Comparable property sales

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
12/187 McKean Street, FITZROY NORTH 3068	\$420,000	07/06/2019
9/32 Dwyer Street, CLIFTON HILL 3068	\$400,000	16/08/2019
10/51 Cunningham Street, NORTHCOTE 3070	\$386,000	10/08/2019

This Statement of Information was prepared on:

13/09/2019