

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

10/200 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$539,500

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2019

to

31/03/2020

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	105/17 Robbs Pde NORTHCOTE 3070	\$530,000	15/02/2020
2	206/8 Breavington Way NORTHCOTE 3070	\$535,000	26/03/2020
3	7/53 Kellett St NORTHCOTE 3070	\$537,563	10/04/2020

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:

08/06/2020 12:00



Property Type: Apartment

Agent Comments

Comparable Properties



105/17 Robbs Pde NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$530,000

Method: Private Sale

Date: 15/02/2020

Property Type: Apartment



206/8 Breavington Way NORTHCOTE 3070 (REI) Agent Comments



Price: \$535,000

Method: Private Sale

Date: 26/03/2020

Property Type: Apartment



7/53 Kellett St NORTHCOTE 3070 (REI) Agent Comments



Price: \$537,563

Method: Private Sale

Date: 10/04/2020

Rooms: 3

Property Type: Apartment