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

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Single price \$539,500

Median sale price

Median price	\$625,000	Pro	perty Type Unit	:	Suburb	Northcote
Period - From	01/04/2019	to	31/03/2020	Sour	rce 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.

Ado	dress 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

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$539,500 Median Unit Price Year ending March 2020: \$625,000

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

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.