

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 (*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

\$658,500

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2023

to

30 Nov 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

5/22 WESTGARTH STREET NORTHCOTE VIC 3070	\$615,000	09-Aug-24
10/94 UNION STREET NORTHCOTE VIC 3070	\$600,000	02-Jul-24
7/414-416 HIGH STREET NORTHCOTE VIC 3070	\$586,000	22-Oct-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: 11 December 2024



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

2 1 1

Sold Price **\$615,000** Sold Date **09-Aug-24**

Distance **0.41km**



**10/94 UNION STREET NORTHCOTE
 VIC 3070**

2 1 1

Sold Price **\$600,000** Sold Date **02-Jul-24**

Distance **0.33km**



**7/414-416 HIGH STREET
 NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$586,000** Sold Date **22-Oct-24**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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