

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

130 Westbourne Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,665,500

Property Type House

Suburb Northcote

Period - From 01/07/2020

to

30/09/2020

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	25 Mccracken Av NORTHCOTE 3070	\$2,565,000	22/04/2020
2	20 James St NORTHCOTE 3070	\$2,320,000	12/08/2020
3			

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:

20/10/2020 11:39



Property Type:

Agent Comments

Comparable Properties



25 Mccracken Av NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$2,565,000

Method: Auction Sale

Date: 22/04/2020

Property Type: House

Land Size: 743 sqm approx



20 James St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$2,320,000

Method: Auction Sale

Date: 12/08/2020

Property Type: House (Res)

Land Size: 447 sqm approx

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.