

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

3/58 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2022

to

30 Jun 2023

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

4/58 WESTGARTH STREET NORTHCOTE VIC 3070	\$535,000	15-Mar-23
1/125 RUSHALL CRESCENT FITZROY NORTH VIC 3068	\$580,000	18-Feb-23
8/56 ARTHUR STREET FAIRFIELD VIC 3078	\$560,000	29-Apr-23

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: 18 July 2023



**4/58 WESTGARTH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$535,000** Sold Date **15-Mar-23**

Distance **0km**



**1/125 RUSHALL CRESCENT
FITZROY NORTH VIC 3068**

2 1 1

Sold Price **\$580,000** Sold Date **18-Feb-23**

Distance **0.85km**



**8/56 ARTHUR STREET FAIRFIELD
VIC 3078**

2 1 1

Sold Price ^{RS} **\$560,000** Sold Date **29-Apr-23**

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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