

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

3/249 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$957,000 Property Type Townhouse Suburb Northcote

Period - From 15/11/2021 to 14/11/2022 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	3/2 Miller St ALPHINGTON 3078	\$1,031,500	15/10/2022
2	5/204 Noone St CLIFTON HILL 3068	\$992,000	20/07/2022
3	80 Perry St FAIRFIELD 3078	\$971,500	19/07/2022

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:

15/11/2022 10:42



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/2 Miller St ALPHINGTON 3078 (REI/VG)

Agent Comments

2 2 1

Price: \$1,031,500

Method: Auction Sale

Date: 15/10/2022

Property Type: Townhouse (Res)



5/204 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$992,000

Method: Private Sale

Date: 20/07/2022

Property Type: Townhouse (Single)



80 Perry St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$971,500

Method: Private Sale

Date: 19/07/2022

Property Type: House