

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

Single price

\$620,000

Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Northcote

Period - From

25/03/2019

to

24/03/2020

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	2/216 Westgarth St NORTHCOTE 3070	\$645,000	13/04/2019
2	2/58 Westgarth St NORTHCOTE 3070	\$639,500	23/03/2019
3	13/20 Westgarth St NORTHCOTE 3070	\$595,000	02/06/2019

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:

25/03/2020 14:04



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000

Median Unit Price
25/03/2019 - 24/03/2020: \$612,500

Comparable Properties



2/216 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$645,000
Method: Auction Sale
Date: 13/04/2019
Property Type: Unit



2/58 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$639,500
Method: Auction Sale
Date: 23/03/2019
Rooms: 3
Property Type: Apartment



13/20 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 02/06/2019
Property Type: Apartment