

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

16/200 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2024

to

31 Jan 2025

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

11/157-159 WESTGARTH STREET NORTHCOTE VIC 3070	\$655,000	07-Dec-24
6/23-25 DERBY STREET NORTHCOTE VIC 3070	\$515,000	28-Jan-25
4/174A CLARKE STREET NORTHCOTE VIC 3070	\$560,000	04-Feb-25

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: 10 February 2025



**11/157-159 WESTGARTH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

^{RS}

\$655,000

Sold Date **07-Dec-24**

Distance **0.59km**



**6/23-25 DERBY STREET
NORTHCOTE VIC 3070**

2 1 1

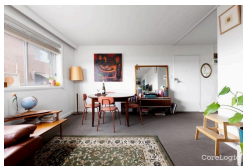
Sold Price

^{RS}

\$515,000

Sold Date **28-Jan-25**

Distance **1.25km**



**4/174A CLARKE STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

^{RS}

\$560,000

Sold Date **04-Feb-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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