

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

24/200 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$562,500

Property Type Unit

Suburb Northcote

Period - From 01/10/2019

to 31/12/2019

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	7/23 Rathmines St FAIRFIELD 3078	\$555,100	11/12/2019
2	51/26-36 High St NORTHCOTE 3070	\$575,000	12/10/2019
3	3/19 Rathmines St FAIRFIELD 3078	\$627,000	08/02/2020

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:

28/02/2020 16:53



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/23 Rathmines St FAIRFIELD 3078 (VG)

Agent Comments

2 - -

Price: \$555,100

Method: Sale

Date: 11/12/2019

Property Type: Strata Unit/Flat



51/26-36 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 4

Property Type: Apartment



3/19 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$627,000

Method: Auction Sale

Date: 08/02/2020

Property Type: Unit