

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 4/20 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$604,000 House Unit X Suburb Northcote

Period - From 01/04/2018 to 30/06/2018 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	1/26-36 High St NORTHCOTE 3070	\$843,000	04/05/2018
2	9/162 Westgarth St NORTHCOTE 3070	\$845,000	28/07/2018
3	6/20 Westgarth St NORTHCOTE 3070	\$890,000	25/03/2018

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.

4/20 Westgarth Street, Northcote Vic 3070

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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2018: \$604,000

Comparable Properties



1/26-36 High St NORTHCOTE 3070 (REI)

[Agent Comments](#)

 2  2  2

Price: \$843,000
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Townhouse (Res)



9/162 Westgarth St NORTHCOTE 3070 (REI)

[Agent Comments](#)

 3  2  2

Price: \$845,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Apartment



6/20 Westgarth St NORTHCOTE 3070 (REI)

[Agent Comments](#)

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Price: \$890,000
Method: Auction Sale
Date: 25/03/2018
Rooms: -
Property Type: Apartment