

# 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

1/137 Westgarth Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$705,000 Property Type Unit Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	3/96 Spensley St CLIFTON HILL 3068	\$737,000	27/11/2023
2	3/88 Cunningham St NORTHCOTE 3070	\$715,000	14/12/2023
3	6/27 Jessie St NORTHCOTE 3070	\$620,000	16/12/2023

**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:

06/02/2024 18:02



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/96 Spensley St CLIFTON HILL 3068 (REI/VG)** Agent Comments



**Price:** \$737,000

**Method:** Sold Before Auction

**Date:** 27/11/2023

**Property Type:** Apartment



**3/88 Cunningham St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Apartment



**6/27 Jessie St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit