## 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

11/20 Westgarth Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$590,000		&		\$630,000					
Median sale pi	rice									
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Northcote		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/34 Mitchell St NORTHCOTE 3070	\$637,000	09/04/2024
2	9/2-6 Mccutcheon St NORTHCOTE 3070	\$620,000	02/12/2023
3	114/405 High St NORTHCOTE 3070	\$590,000	27/02/2024

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:

16/05/2024 14:37



11/20 Westgarth Street, Northcote Vic 3070







**Property Type:** Apartment Agent Comments

Stefan Di Loreto 9403 9300 0400 621 082 stefandiloreto@jelliscraig.com.au

> Indicative Selling Price \$590,000 - \$630,000 Median Unit Price March quarter 2024: \$615,000

# **Comparable Properties**



7/34 Mitchell St NORTHCOTE 3070 (REI)



Price: \$637,000 Method: Private Sale Date: 09/04/2024 Property Type: Apartment

Agent Comments

Agent Comments



9/2-6 Mccutcheon St NORTHCOTE 3070 (REI) Agent Comments



Price: \$620,000 Method: Auction Sale Date: 02/12/2023 Property Type: Apartment



114/405 High St NORTHCOTE 3070 (REI/VG)



Price: \$590,000 Method: Auction Sale Date: 27/02/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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