

# 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
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### Indicative selling price

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

Range between 

\$590,000
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 & 

\$630,000
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### Median sale price

Median price 

\$615,000
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 Property Type 

Unit
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 Suburb 

Northcote
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	7/34 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
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

March quarter 2024: \$615,000

## Comparable Properties



**7/34 Mitchell St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$637,000

**Method:** Private Sale

**Date:** 09/04/2024

**Property Type:** Apartment



**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)**

Agent Comments



**Price:** \$590,000

**Method:** Auction Sale

**Date:** 27/02/2024

**Property Type:** Apartment

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