

# 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

138 Bastings 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,710,000 Property Type House 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	141 Westgarth St NORTHCOTE 3070	\$1,670,000	16/11/2023
2	58 Rathmines St FAIRFIELD 3078	\$1,540,000	02/09/2023
3	13 Normanby Av THORNBURY 3071	\$1,480,000	09/12/2023

**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:

24/01/2024 13:01



**Property Type:** House

**Land Size:** 336 sqm approx

Agent Comments

## Comparable Properties



141 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 16/11/2023

**Property Type:** House (Res)



58 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 321 sqm approx



13 Normanby Av THORNBURY 3071 (REI)

Agent Comments



**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 349 sqm approx