Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/180 Westgarth Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$615,000	Pro	perty Type Un	it		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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/1 Lorna Av NORTHCOTE 3070	\$978,888	24/02/2024
2	2/9 Chingford St FAIRFIELD 3078	\$971,000	15/01/2024
3	3/39 Fulham Rd ALPHINGTON 3078	\$905,000	09/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2024 15:54





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Indicative Selling Price \$900,000 - \$950,000 **Median Unit Price** March quarter 2024: \$615,000





Agent Comments

Comparable Properties



2/1 Lorna Av NORTHCOTE 3070 (REI/VG)





Price: \$978,888 Method: Auction Sale Date: 24/02/2024

Property Type: Townhouse (Res)

Agent Comments



2/9 Chingford St FAIRFIELD 3078 (REI)

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Price: \$971,000 Method: Auction Sale Date: 15/01/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3/39 Fulham Rd ALPHINGTON 3078 (REI/VG)





Price: \$905.000 Method: Auction Sale Date: 09/12/2023

Property Type: Townhouse (Single)





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