

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

24 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,755,000 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	43 John St BRUNSWICK EAST 3057	\$1,665,000	20/04/2024
2	143 Arthurton Rd NORTHCOTE 3070	\$1,775,000	26/02/2024
3	34 Auburn Av NORTHCOTE 3070	\$1,880,000	07/03/2024

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:

05/06/2024 12:10



Property Type: House (Previously Occupied - Detached)
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2024: \$1,755,000

Comparable Properties



43 John St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,665,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 520 sqm approx



143 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,775,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)



34 Auburn Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,880,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: House (Res)
Land Size: 516 sqm approx