

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

4/216 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/04/2023 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	3/113 Mitchell St NORTHCOTE 3070	\$615,000	26/03/2024
2	3/7 Wastell St NORTHCOTE 3070	\$590,000	20/04/2024
3	3/170 High St NORTHCOTE 3070	\$590,000	01/02/2024

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.~~

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending March 2024: \$630,000



 2  1  1

Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Comparable Properties



3/113 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Auction Sale

Date: 26/03/2024

Property Type: Unit



3/7 Wastell St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Apartment



3/170 High St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Apartment

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