

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

7/22 WESTGARTH STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$345,000

&

\$379,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Northcote

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

13/48 KNEEN STREET FITZROY NORTH VIC 3068	\$350,000	17-Jul-23
11/132 CLARKE STREET NORTHCOTE VIC 3070	\$390,000	17-Aug-23
4/46 MITCHELL STREET NORTHCOTE VIC 3070	\$345,000	16-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 15 November 2023



**13/48 KNEEN STREET FITZROY
 NORTH VIC 3068**

1 1 1

Sold Price **\$350,000** Sold Date **17-Jul-23**

Distance **0.47km**



**11/132 CLARKE STREET
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$390,000** Sold Date **17-Aug-23**

Distance **0.51km**



**4/46 MITCHELL STREET
 NORTHCOTE VIC 3070**

1 1 1

Sold Price ^{RS} **\$345,000** Sold Date **16-Oct-23**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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