

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

209 WESTGARTH STREET, NORTHCOTE, VIC 3070

Indicative selling price

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

Single Price:

\$1,090,000

Median sale price

Median price

\$1,780,000

Property type

House

Suburb

NORTHCOTE

Period

01 April 2021 to 31 March 2022

Source

pricfinder

Comparable property sales

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

19 TURNBULL GR, NORTHCOTE, VIC 3070	*\$1,100,000	03/05/2022
20 GROOM ST, CLIFTON HILL, VIC 3068	\$1,045,000	26/02/2022
1 MURIEL ST, NORTHCOTE, VIC 3070	\$1,080,000	11/02/2022

This Statement of Information was prepared on:

14/06/2022