

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

1/3 Rusden Place Notting Hill VIC 3168

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,944

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jul 2020

to

30 Jun 2021

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

B03/660 Blackburn Road Notting Hill VIC 3168	\$445,000	10-Apr-18
206/416-420 Ferntree Gully Road Notting Hill VIC 3168	\$430,000	01-Apr-21
12/213 Normanby Road Notting Hill VIC 3168	\$375,000	26-May-21

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.~~

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B03/660 Blackburn Road Notting Hill VIC 3168

2 2 1

Sold Price

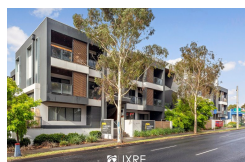
\$445,000

Sold Date

10-Apr-18

Distance

0.08km



206/416-420 Ferntree Gully Road Notting Hill VIC 3168

2 1 1

Sold Price

\$430,000

Sold Date

01-Apr-21

Distance

0.46km



12/213 Normanby Road Notting Hill VIC 3168

2 1 1

Sold Price

\$375,000

Sold Date

26-May-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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