

# 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

345/658-660 Blackburn Road, Notting Hill Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$411,050

Property Type

Unit

Suburb

Notting Hill

Period - From

01/04/2021

to

31/03/2022

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	218/660 Blackburn Rd NOTTING HILL 3168	\$440,000	26/04/2022
2	415/660 Blackburn Rd NOTTING HILL 3168	\$438,250	28/02/2022
3	LG12/660 Blackburn Rd NOTTING HILL 3168	\$415,000	15/03/2022

**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:

10/05/2022 14:47

345/658-660 Blackburn Road, Notting Hill Vic 3168



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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending March 2022: \$411,050



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**218/660 Blackburn Rd NOTTING HILL 3168 (REI)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 26/04/2022

**Property Type:** Apartment

**415/660 Blackburn Rd NOTTING HILL 3168 (VG)**

Agent Comments



**Price:** \$438,250

**Method:** Sale

**Date:** 28/02/2022

**Property Type:** Flat/Unit/Apartment (Res)



**LG12/660 Blackburn Rd NOTTING HILL 3168 (REI)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 15/03/2022

**Property Type:** Apartment

**Account** - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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