

# 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 31 Samada Street, 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)

Price Range

\$1,100,000

&

\$1,210,000

### Median sale price

Median price

\$1,240,000

Property Type

House

Suburb

Notting Hill (3168)

Period - From

12/11/2020

to

11/11/2021

Source

REIV

### Comparable property sales

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
4 SANIKY STREET, NOTTING HILL VIC 3168	\$1,261,000	21/10/2021
507 FERNTREE GULLY ROAD, GLEN WAVERLEY VIC 3150	\$1,200,000	02/09/2021
9 HAMPTON COURT, GLEN WAVERLEY VIC 3150	\$1,188,000	31/05/2021

This Statement of Information was prepared on: 12/11/2021