

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 37/2-4 Samada Street, Notting Hill, VIC 3168

Indicative selling price

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

Single price \$325,000

or range between

&

Median sale price

Median price \$402,888

Property type Unit

Suburb NOTTING HILL

Period - From 15/05/2021

to

11/11/2021

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 621/864 Blackburn Road Clayton Vic 3168	\$335,000	2021-10-23
2 213/6 Clarkson Court Clayton Vic 3168	\$335,000	2021-10-15
3 9/3 Rusden Place Notting Hill Vic 3168	\$320,000	2021-05-19

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