

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

13 Trent Court, Notting Hill Vic 3168

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$871,000

Property Type

House

Suburb

Notting Hill

Period - From

01/01/2019

to

31/12/2019

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	16 Saniky St NOTTING HILL 3168	\$950,000	22/10/2019
2	15 Windella Cr GLEN WAVERLEY 3150	\$876,000	07/12/2019
3	32 Merrick Cr GLEN WAVERLEY 3150	\$870,000	03/02/2020

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:

04/04/2020 21:30



3 1 1

Property Type: House (Res)

Land Size: 746 sqm approx

Agent Comments

Leo Lu

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Indicative Selling Price

\$890,000

Median House Price

Year ending December 2019: \$871,000

Comparable Properties

16 Saniky St NOTTING HILL 3168 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 22/10/2019

Property Type: House

Land Size: 719 sqm approx

15 Windella Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$876,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

32 Merrick Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 1

Price: \$870,000

Method: Private Sale

Date: 03/02/2020

Property Type: House (Res)

Land Size: 651 sqm approx