

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

336/660 BLACKBURN ROAD 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Apr 2022

to

31 Mar 2023

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

G06/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$328,000	17-Nov-22
122/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$325,000	31-May-22
123/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$327,000	07-Feb-23

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.

This Statement of Information was prepared on: 04 April 2023



**G06/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$328,000** Sold Date **17-Nov-22**

Distance **0km**



**122/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$325,000** Sold Date **31-May-22**

Distance **0km**



**123/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$327,000** Sold Date **07-Feb-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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