

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 1 Elwood Street, Notting Hill, VIC 3168

Indicative selling price

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

Single Price \$1,400,000

Median sale price

Median price \$940,000 Property Type House Suburb Notting Hill (3168)

Period - From 10/03/2020 to 09/03/2021 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 |
|--|-------------|--------------|
| 17 MONTEREY AVENUE, GLEN WAVERLEY VIC 3150 | \$1,520,000 | 06/03/2021 |
| 17 OWENS AVENUE, GLEN WAVERLEY VIC 3150 | \$1,436,500 | 27/02/2021 |
| 4 ROB ROY STREET, GLEN WAVERLEY VIC 3150 | \$1,400,000 | 21/11/2020 |

This Statement of Information was prepared on: 10/03/2021