

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

246/660 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Mar 2022

to

28 Feb 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

334/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$430,000	16-Dec-22
215/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$430,000	05-Sep-22
345/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$452,000	20-Jul-22

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: 21 March 2023



334/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **\$430,000** Sold Date **16-Dec-22**

Distance **0km**



215/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price Sold Date **05-Sep-22**

Distance **0km**



345/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **\$452,000** Sold Date **20-Jul-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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