

# 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

149/660 Blackburn Road, Notting Hill Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

### Median sale price

Median price \$401,944 Property Type Unit Suburb Notting Hill

Period - From 22/06/2020 to 21/06/2021 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 | 316/660 Blackburn Rd NOTTING HILL 3168 | \$458,000 | 03/04/2021   |
| 2 | G38/660 Blackburn Rd NOTTING HILL 3168 | \$402,888 | 09/02/2021   |
| 3 | 30/1 Eucalyptus Mews NOTTING HILL 3168 | \$391,000 | 15/01/2021   |

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:

22/06/2021 10:50

149/660 Blackburn Road, Notting Hill Vic 3168



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**Indicative Selling Price**

\$380,000 - \$410,000

**Median Unit Price**

22/06/2020 - 21/06/2021: \$401,944



**Property Type:**

Agent Comments

## Comparable Properties



**316/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)**

Agent Comments



**Price:** \$458,000

**Method:** Private Sale

**Date:** 03/04/2021

**Property Type:** Apartment

**G38/660 Blackburn Rd NOTTING HILL 3168 (VG)**

Agent Comments



**Price:** \$402,888

**Method:** Sale

**Date:** 09/02/2021

**Property Type:** Flat/Unit/Apartment (Res)

**30/1 Eucalyptus Mews NOTTING HILL 3168 (VG)**

Agent Comments



**Price:** \$391,000

**Method:** Sale

**Date:** 15/01/2021

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.