

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

35/2-4 SAMADA STREET 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

\$330,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jun 2022

to

31 May 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

G24/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$337,000	05-May-23
101/40 BETTINA STREET CLAYTON VIC 3168	\$330,000	16-May-23
220/6 CLARKSON COURT CLAYTON VIC 3168	\$335,000	06-Mar-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: 19 June 2023



224/660 BLACKBURN ROAD NOTTING HILL VIC 3168

 1
  1
  1

Sold Price

^{RS}
\$337,000

Sold Date **05-May-23**

Distance **0.09km**


101/40 BETTINA STREET CLAYTON VIC 3168

 1
  1
  1

Sold Price

^{RS}
\$330,000

Sold Date **16-May-23**

Distance **1.68km**


220/6 CLARKSON COURT CLAYTON VIC 3168

 1
  1
  1

Sold Price

\$335,000

Sold Date **06-Mar-23**

Distance **1.39km**
RS = Recent sale

UN = Undisclosed Sale

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