



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Risdon Drive,  
NOTTING HILL 3168**

### Indicative selling price

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

**Range \$888,000 - \$938,000**

### Median sale price

Median **House** for **NOTTING HILL** for period **Apr 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$858,000**

### Comparable property sales

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 the most comparable to the property for sale.

**33 Rivett Crescent,**  
MULGRAVE 3170

**Price \$920,000** Sold 17  
August 2018

**2 Karla Court,**  
Notting Hill 3168

**Price \$886,000** Sold 08  
October 2018

**26 Tamala Avenue,**  
NOTTING HILL 3168

**Price \$900,000** Sold 23 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House **725m<sup>2</sup>**  
(approx)  
5 beds 2 baths 1 parking

### Biggin & Scott Glen Waverley

45 Myrtle Street,  
Glen Waverley VIC 3150

### Contact agents



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GLEN WAVERLEY