

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

36 Longbourne Avenue, Notting Hill Vic 3168

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$385,000

House

Unit

X

Suburb

Notting Hill

Period - From 01/01/2018

to

31/12/2018

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	8 Risdon Dr NOTTING HILL 3168	\$900,000	19/11/2018
2	2 Karla Ct NOTTING HILL 3168	\$886,000	08/10/2018
3	34 Risdon Dr NOTTING HILL 3168	\$850,000	24/01/2019

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.

36 Longbourne Avenue, Notting Hill Vic 3168

McGrath

Hugh Trieu

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending December 2018: \$385,000



3 1 2

Rooms:

Property Type: House

Land Size: 877 sqm approx

Agent Comments

Comparable Properties

8 Risdon Dr NOTTING HILL 3168 (REI/VG)

Agent Comments

5 2 1

Price: \$900,000

Method: Private Sale

Date: 19/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 725 sqm approx



2 Karla Ct NOTTING HILL 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$886,000

Method: Private Sale

Date: 08/10/2018

Rooms: -

Property Type: House

Land Size: 719 sqm approx



34 Risdon Dr NOTTING HILL 3168 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 24/01/2019

Rooms: -

Property Type: House

Land Size: 724.25 sqm approx