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	101/416-420 Ferntree Gully Road, Notting Hill Vic 3168
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$402,500	Pro	perty Type	Jnit		Suburb	Notting Hill
Period - From	01/10/2021	to	30/09/2022		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

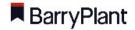
Add	dress of comparable property	Price	Date of sale
1	345/660 Blackburn Rd NOTTING HILL 3168	\$452,000	20/07/2022
2	215/660 Blackburn Rd NOTTING HILL 3168	\$430,000	05/09/2022
3	7/213 Normanby Rd NOTTING HILL 3168	\$390,000	10/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2022 12:23









Property Type: Apartment Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending September 2022: \$402,500

Comparable Properties

345/660 Blackburn Rd NOTTING HILL 3168

(VG)

-2





Price: \$452,000 Method: Sale Date: 20/07/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

215/660 Blackburn Rd NOTTING HILL 3168

(REI/VG)





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Price: \$430,000 Method: Private Sale Date: 05/09/2022

Property Type: Apartment

Agent Comments



7/213 Normanby Rd NOTTING HILL 3168

(REI/VG)

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Price: \$390,000 Method: Private Sale Date: 10/06/2022 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278



