

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

101/416-420 Ferntree Gully Road, Notting Hill Vic 3168

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$402,500

Property Type

Unit

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	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 comparable properties 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



 2  1  1

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)

Agent Comments

 2  -  -

Price: \$452,000

Method: Sale

Date: 20/07/2022

Property Type: Flat/Unit/Apartment (Res)



215/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

 2  2  1

Price: \$430,000

Method: Private Sale

Date: 05/09/2022

Property Type: Apartment



7/213 Normanby Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

 2  1  2

Price: \$390,000

Method: Private Sale

Date: 10/06/2022

Property Type: Unit