

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	G09/416-420 Ferntree Gully Road Notting Hill, 3168
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### Indicative selling price

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

Range between	\$475,000.00 & \$505,000.00
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### Median sale price

Median price	\$407,000.00	Property Type	APARTMENT	Suburb	NOTTING HILL
Period - From	01-Feb-2021	to	31-Jan-2022	Source	Corelogic

### 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	304/4 Clarkson Court, Clayton Vic 3168	\$489,000.00	16-Oct-2021
2	208/286-290 Blackburn Road, Glen Waverley Vic 3150	\$502,500.00	30-Jun-2021
3	2/2-4 Samada Street, Notting Hill Vic 3168	\$493,000.00	23-Nov-2021

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