

# 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

135/660 Blackburn Road, Notting Hill Vic 3168

### Indicative selling price

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

Range between \$400,000 & \$440,000

### Median sale price

Median price \$420,000 Property Type Unit Suburb Notting Hill

Period - From 01/07/2023 to 30/09/2023 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	121/660 Blackburn Rd NOTTING HILL 3168	\$430,000	19/07/2023
2	242/660 Blackburn Rd NOTTING HILL 3168	\$425,000	11/10/2023
3	g04/660 blackburn Rd NOTTING HILL 3168	\$423,500	25/05/2023

**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:

24/11/2023 12:59



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 9724 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
September quarter 2023: \$420,000

## Comparable Properties



**121/660 Blackburn Rd NOTTING HILL 3168** [Agent Comments](#)  
(REI/VG)



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 19/07/2023  
**Property Type:** Apartment



**242/660 Blackburn Rd NOTTING HILL 3168** [Agent Comments](#)  
(REI/VG)



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** Apartment



**g04/660 blackburn Rd NOTTING HILL 3168** [Agent Comments](#)  
(REI)



**Price:** \$423,500  
**Method:** Auction Sale  
**Date:** 25/05/2023  
**Property Type:** Apartment