

## 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

G01/660 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

9/1219 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$370,000	23-Apr-22
103/1 FRANK STREET GLEN WAVERLEY VIC 3150	\$392,500	10-Feb-22
207/286-290 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$390,000	18-May-22

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 6 months.~~

This Statement of Information was prepared on: 13 July 2022



**9/1219 CENTRE ROAD OAKLEIGH  
SOUTH VIC 3167**

 1  1  1

Sold Price **\$370,000** Sold Date **23-Apr-22**

Distance **4.22km**



**103/1 FRANK STREET GLEN  
WAVERLEY VIC 3150**

 1  1  1

Sold Price **\$392,500** Sold Date **10-Feb-22**

Distance **2.69km**



**207/286-290 BLACKBURN ROAD  
GLEN WAVERLEY VIC 3150**

 1  1  1

Sold Price **\$390,000** Sold Date **18-May-22**

Distance **3.14km**

**RS** = Recent sale **UN** = Undisclosed Sale

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