

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                             |                                           |
|---------------------------------------------|-------------------------------------------|
| Address<br>Including suburb and<br>postcode | 26/3 Rusden Place, 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)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$359,000 | & | \$389,000 |
|-------------|-----------|---|-----------|

### Median sale price

|               |            |               |            |        |                     |
|---------------|------------|---------------|------------|--------|---------------------|
| Median price  | \$427,550  | Property Type | Apartment  | Suburb | Notting Hill (3168) |
| Period - From | 01/10/2021 | to            | 30/09/2022 | Source | pricefinder         |

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|-----------------------------------------------|-----------|--------------|
| 662-678 BLACKBURN ROAD, NOTTING HILL VIC 3168 | \$390,000 | 09/03/2022   |
| 5/213 NORMANBY ROAD, NOTTING HILL VIC 3168    | \$355,000 | 27/07/2022   |
| 7/213 NORMANBY ROAD, NOTTING HILL VIC 3168    | \$390,000 | 29/05/2022   |

This Statement of Information was prepared on: 07/11/2022