

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

116/660 BLACKBURN ROAD NOTTING HILL VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$398,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Apartment

Suburb

Notting Hill

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|--|-----------|-----------|
| G37/660 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$425,000 | 19-Feb-24 |
| 135/660 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$430,000 | 23-Feb-24 |
| G32/660 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$420,500 | 04-Dec-23 |

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: 22 April 2024



**G37/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

2 2 1

Sold Price **\$425,000** Sold Date **19-Feb-24**

Distance **0km**



**135/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

2 2 1

Sold Price **\$430,000** Sold Date **23-Feb-24**

Distance **0.02km**



**G32/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

2 2 -

Sold Price **\$420,500** Sold Date **04-Dec-23**

Distance **0.05km**



**248/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

2 2 1

Sold Price **\$425,000** Sold Date **10-Nov-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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