

# 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 237/662-678 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)

Single price \$258,000

### Median sale price

Median price \$392,500

Property Type Unit

Suburb Notting Hill

Period - From 18/12/2023

to 17/12/2024

Source Property Data

### 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	314/662-678 Blackburn Rd NOTTING HILL 3168	\$240,000	07/07/2024
2			
3			



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:

18/12/2024 17:13



	studio	
	o / 1	
	bedr	
	oom	1
		1

**Indicative Selling Price**  
\$258,000  
**Median Unit Price**  
18/12/2023 - 17/12/2024: \$392,500

**Property Type:** Apartment

Agent Comments

OC fees: approx. \$3627 p.a  
Council rate: approx. \$460 p.a  
Rental approx. \$350 per week

## Comparable Properties



314/662-678 Blackburn Rd NOTTING HILL 3168 (REI)

Agent Comments

	1		1		1
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**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 07/07/2024  
**Property Type:** Apartment

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.