

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

215/660 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

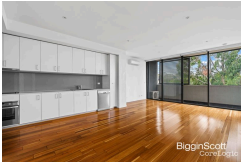
Date of sale

28/2-4 SAMADA STREET NOTTING HILL VIC 3168	\$450,000	30-Sep-24
226/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$439,000	24-Dec-24
220/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$432,000	17-Dec-24

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: 07 February 2025



28/2-4 SAMADA STREET NOTTING HILL VIC 3168

2 2 1

Sold Price

\$450,000

Sold Date **30-Sep-24**

Distance **0.09km**



226/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price

^{RS} **\$439,000**

Sold Date **24-Dec-24**

Distance **0km**



220/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 -

Sold Price

\$432,000

Sold Date **17-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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