

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	329/660 Blackburn Road Notting Hill, 3168
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$330,000 & \$363,000
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### Median sale price

Median price	\$338,500	Property Type	UNIT	Suburb	NOTTING HILL
Period - From	01-Jan-2024	to	31-Dec-2024	Source	Corelogic

### Comparable property sales

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	G13/660 Blackburn Road, Notting Hill VIC 3168	\$335,000	05-Aug-2024
2	213/660 Blackburn Road, Notting Hill VIC 3168	\$340,000	09-Aug-2024
3	302/416-420 Ferntree Gully Road, Notting Hill VIC 3168	\$347,500	03-Aug-2024

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