

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

A502/662-678 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Feb 2019

to

31 Jan 2020

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

111/662-678 Blackburn Road Notting Hill VIC 3168	\$225,000	15-Jan-20
230/662-678 Blackburn Road Notting Hill VIC 3168	\$320,000	20-Jan-20
234/660 Blackburn Road Notting Hill VIC 3168	\$412,000	22-Sep-19

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: 21 February 2020

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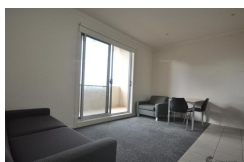


**111/662-678 Blackburn Road
Notting Hill VIC 3168**

 2  2  1

Sold Price **\$225,000** Sold Date **15-Jan-20**

Distance -



**230/662-678 Blackburn Road
Notting Hill VIC 3168**

 2  2  1

Sold Price **\$320,000** Sold Date **20-Jan-20**

Distance -



**234/660 Blackburn Road Notting
Hill VIC 3168**

 2  2  1

Sold Price **\$412,000** Sold Date **22-Sep-19**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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