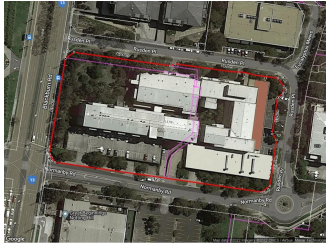


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



UNIT 501, 662 BLACKBURN ROAD,



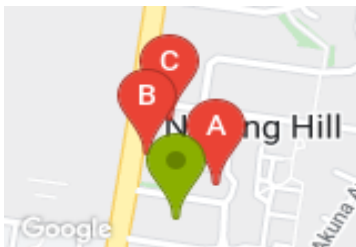
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$390,000 to \$429,000

Provided by: Brian Terry, Murnane Real Estate

MEDIAN SALE PRICE



NOTTING HILL, VIC, 3168

Suburb Median Sale Price (Unit)

\$418,750

01 January 2021 to 31 December 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1/3 RUSDEN PL, NOTTING HILL, VIC 3168



Sale Price

\$425,000

Sale Date: 01/09/2021

Distance from Property: 95m



660 BLACKBURN RD, NOTTING HILL, VIC 3168



Sale Price

\$427,100

Sale Date: 18/10/2021

Distance from Property: 132m



5/2 SAMADA ST, NOTTING HILL, VIC 3168



Sale Price

\$481,500

Sale Date: 02/11/2021

Distance from Property: 186m



This report has been compiled on 23/02/2022 by Murnane Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

UNIT 501, 662 BLACKBURN ROAD, NOTTING HILL (LOT 1R ON TITLE)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$390,000 to \$429,000

Median sale price

Median price

\$418,750

Property type

Unit

Suburb

NOTTING HILL

Period

01 January 2021 to 31 December 2021

Source

 pricefinder

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
1/3 RUSDEN PL, NOTTING HILL, VIC 3168	\$425,000	01/09/2021
660 BLACKBURN RD, NOTTING HILL, VIC 3168	\$427,100	18/10/2021
5/2 SAMADA ST, NOTTING HILL, VIC 3168	\$481,500	02/11/2021

This Statement of Information was prepared on: 23/02/2022