

## 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

6 Westerfield Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,090,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Notting Hill

Period-from

01 Feb 2021

to

31 Jan 2022

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

|  |             |           |
|--|-------------|-----------|
| 507 Ferntree Gully Road Glen Waverley VIC 3150 | \$1,200,000 | 03-Sep-21 |
| 5 Longbourne Avenue Notting Hill VIC 3168      | \$1,141,000 | 13-Nov-21 |
| 27 Westerfield Drive Notting Hill VIC 3168     | \$1,190,000 | 13-Nov-21 |

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: 28 February 2022

Arturo Bacanto  
P 5940 4044  
M 0434 847 906  
E arturo.bacanto@obrienrealestate.com.au



**507 Ferntree Gully Road Glen Waverley VIC 3150**

3 1 1

Sold Price **\$1,200,000** Sold Date **03-Sep-21**

Distance **0.15km**



**5 Longbourne Avenue Notting Hill VIC 3168**

3 1 3

Sold Price **\$1,141,000** Sold Date **13-Nov-21**

Distance **0.19km**



**27 Westerfield Drive Notting Hill VIC 3168**

3 1 1

Sold Price **\$1,190,000** Sold Date **13-Nov-21**

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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