

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

54 Westerfield Drive 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Notting Hill

Period-from

01 Nov 2019

to

31 Oct 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

56 Westerfield Drive Notting Hill VIC 3168	\$980,000	15-Jul-19
20 Bingley Avenue Notting Hill VIC 3168	\$988,000	31-Oct-20
16 Tamala Avenue Notting Hill VIC 3168	\$930,000	18-May-20

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: 26 November 2020

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56 Westerfield Drive Notting Hill VIC 3168

 3  1  2

Sold Price

\$980,000

Sold Date

15-Jul-19

Distance

0.03km



20 Bingley Avenue Notting Hill VIC 3168

 3  1  2

Sold Price

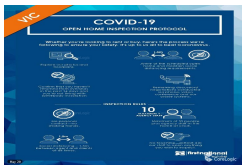
^{RS} **\$988,000**

Sold Date

31-Oct-20

Distance

0.16km



16 Tamala Avenue Notting Hill VIC 3168

 3  1  1

Sold Price

\$930,000

Sold Date

18-May-20

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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