

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

7/213 NORMANBY 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,300

Property type

Unit

Suburb

Notting Hill

Period-from

01 Apr 2021

to

31 Mar 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

2/213 NORMANBY ROAD NOTTING HILL VIC 3168	\$406,000	28-Feb-20
G02/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$427,100	18-Oct-21
G27/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$430,000	10-Feb-22

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: 12 April 2022



2/213 NORMANBY ROAD NOTTING HILL VIC 3168

2 1 2

Sold Price

\$406,000

Sold Date

28-Feb-20

Distance

-



G02/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price

\$427,100

Sold Date

18-Oct-21

Distance

0.17km



G27/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price

\$430,000

Sold Date

10-Feb-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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