

## 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

454 Ferntree Gully Road 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

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,111,500

Property type

Other

Suburb

Notting Hill

Period-from

01 Nov 2020

to

31 Oct 2021

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	01-Sep-21
5 Longbourne Avenue Notting Hill VIC 3168	\$1,140,000	13-Nov-21
13 Windella Crescent Glen Waverley VIC 3150	\$960,000	23-Oct-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: 15 November 2021



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

3 1 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **01-Sep-21**

Distance **0.1km**



**5 Longbourne Avenue Notting Hill VIC 3168**

3 1 1

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **13-Nov-21**

Distance **0.24km**



**13 Windella Crescent Glen Waverley VIC 3150**

3 1 2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **23-Oct-21**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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