

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

A502/662-678 BLACKBURN 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/3 RUSDEN PLACE NOTTING HILL VIC 3168	\$385,000	05-Feb-24
660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$420,000	18-Dec-23

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: 07 February 2024

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2/3 RUSDEN PLACE NOTTING HILL VIC 3168 Sold Price ^{RS} **\$385,000** Sold Date **05-Feb-24**

2 1 2

Distance **0.06km**



660 BLACKBURN ROAD NOTTING HILL VIC 3168 Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **18-Dec-23**

2 2 1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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