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	226/660 Blackburn Road, Notting Hill Vic 3168
Including suburb and	-
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$419,000	&	\$439,000
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Median sale price

Median price	\$343,750	Pro	perty Type	Apartr	ments		Suburb	Notting Hill
Period - From	01/07/2024	to	30/09/2024		Soi	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	g04/660 blackburn Rd NOTTING HILL 3168	\$435,000	27/08/2024
2	205/660 Blackburn Rd NOTTING HILL 3168	\$425,000	21/08/2024
3	116/660 Blackburn Rd NOTTING HILL 3168	\$439,000	31/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2024 11:31
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Property Type: Apartment Agent Comments

Indicative Selling Price \$419,000 - \$439,000 Median Unit Price September quarter 2024: \$343,750

Comparable Properties



g04/660 blackburn Rd NOTTING HILL 3168 (REI)

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Agent Comments

Price: \$435,000 Method: Private Sale Date: 27/08/2024

Property Type: Apartment



205/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

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Agent Comments

Price: \$425,000 Method: Private Sale Date: 21/08/2024

Property Type: Apartment



116/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

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Date: 31/05/2024



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Agent Comments

Price: \$439,000 Method: Private Sale

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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