

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 226/660 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between \$419,000 & \$439,000

Median sale price

Median price \$343,750 Property Type Apartments Suburb Notting Hill

Period - From 01/07/2024 to 30/09/2024 Source 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 | 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 comparable properties 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



 2
  2
  1

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)

[Agent Comments](#)

 2
  2
  1

Price: \$435,000

Method: Private Sale

Date: 27/08/2024

Property Type: Apartment



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

[Agent Comments](#)

 2
  2
  1

Price: \$425,000

Method: Private Sale

Date: 21/08/2024

Property Type: Apartment



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

[Agent Comments](#)

 2
  2
  1

Price: \$439,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment

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