

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

229/662-678 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 May 2023

to

30 Apr 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

412/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$322,500	21-Feb-24
G37/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$425,000	19-Feb-24
417/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$445,000	07-Mar-24

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 May 2024


**412/662-678 BLACKBURN ROAD
 NOTTING HILL VIC 3168**
 2
  2
  1

 Sold Price **\$322,500** Sold Date **21-Feb-24**

 Distance **0km**

**G37/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**
 2
  2
  1

 Sold Price **\$425,000** Sold Date **19-Feb-24**

 Distance **0.1km**

**417/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**
 2
  2
  1

 Sold Price **\$445,000** Sold Date **07-Mar-24**

 Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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