

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
---------------------------	----	-----	------	-------	--------	------

Address Including suburb and postcode	76 Westerfield Drive, Notting Hill Vic 3168
ndicativo collina pric	

Indicative selling price

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

Range between \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$400,000	Hou	se	Unit	Х	Suburb	Notting Hill
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

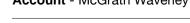
Comparable property sales (*Delete A or B below as applicable)

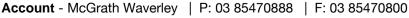
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	34 Risdon Dr NOTTING HILL 3168	\$850,000	24/01/2019
2	7 Hunsford Av NOTTING HILL 3168	\$840,000	29/03/2019
3	12 Finch St NOTTING HILL 3168	\$790,000	16/03/2019

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.









Generated: 07/05/2019 14:43

McGrath

=3





Rooms:

Property Type: House Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$850,000 **Median Unit Price** Year ending March 2019: \$400,000

Comparable Properties



34 Risdon Dr NOTTING HILL 3168 (REI/VG)





6

Price: \$850,000 Method: Private Sale Date: 24/01/2019

Rooms: -

Property Type: House

Land Size: 724.25 sqm approx

Agent Comments



7 Hunsford Av NOTTING HILL 3168 (REI)

--



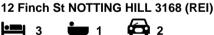


Agent Comments

Price: \$840,000 Method: Private Sale Date: 29/03/2019 Rooms: 3

Property Type: House (Res) Land Size: 740 sqm approx





Agent Comments

Price: \$790,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





Generated: 07/05/2019 14:43