

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

76 Westerfield Drive, Notting Hill Vic 3168

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$400,000

House

Unit

X

Suburb

Notting Hill

Period - From

01/04/2018

to

31/03/2019

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	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.

 3
  1
  2

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)

Agent Comments

 4
  2
  2

Price: \$850,000

Method: Private Sale

Date: 24/01/2019

Rooms: -

Property Type: House

Land Size: 724.25 sqm approx



7 Hunsford Av NOTTING HILL 3168 (REI)

Agent Comments

 1
  1
  -

Price: \$840,000

Method: Private Sale

Date: 29/03/2019

Rooms: 3

Property Type: House (Res)

Land Size: 740 sqm approx



12 Finch St NOTTING HILL 3168 (REI)

Agent Comments

 3
  1
  2

Price: \$790,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)