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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47						AF of the Estate Agents Act 1980			
Property offer	ed for sale									
Including sub	address 27/1 urb and ostcode	Eucalyp	tus Mews, No	tting Hil	Vic 3168					
Indicative sell	ing price									
For the meaning	of this price s	see cons	umer.vic.gov.	au/unde	rquoting					
Range between \$380,00			&	\$41	8,000					
Median sale p	rice*									
Median price	\$360,500	Hou	se	Unit	Х		Suburb	Notti	ing Hill	
Period - From	d - From 22/07/2017 to 22/01/2018 Source Pr					Prop	Property Data			
Comparable p	roperty sale	s (*Del	ete A or B b	elow as	s applica	ble)				
months			s sold within to or agent's rep							
Address of comparable property							Price		Date of sale	
1										
2										
3										
OR										
B* The est	ate agent or a	gent's re	epresentative r	reasonal	oly believe	s tha	t fewer than t	hree o	comparable	

properties were sold within two kilometres of the property for sale in the last six months.

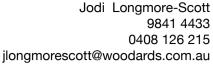
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Generated: 22/01/2018 09:55





Indicative Selling Price \$380,000 - \$418,000 Median Unit Price \* 22/07/2017 - 22/01/2018: \$360,500 \* Agent calculated median



## 2 1 2 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

## Comparable Properties

B12/660 Blackburn Rd NOTTING HILL 3168

(VG)

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Price: \$412,000 Method: Sale Date: 28/09/2017

Rooms: -

Property Type: Strata Unit/Flat

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.





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Agent Comments