

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

27/1 Eucalyptus Mews, Notting Hill Vic 3168

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000

&

\$418,000

Median sale price*

Median price \$360,500

House

Unit

X

Suburb

Notting Hill

Period - From 22/07/2017

to

22/01/2018

Source

Property Data

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		
2		
3		

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.~~

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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price *

22/07/2017 - 22/01/2018: \$360,500

* Agent calculated median



 2  1  2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

B12/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments

 -  -  -

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.