

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Parkland Place 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$963,000

*House

X

*Unit

Suburb

Notting Hill

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

3 Parkland Place Notting Hill VIC 3168	\$665,100	19-Sep-17
28 Old School Road Notting Hill VIC 3168	\$704,888	02-Feb-18
29 Old School Road Notting Hill VIC 3168	\$858,000	29-Jun-18

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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3 Parkland Place Notting Hill VIC 3168

Sold Price

\$665,100

Sold Date

19-Sep-17
 2
 2
 3

Distance

0.02km

28 Old School Road Notting Hill VIC 3168

Sold Price

\$704,888

Sold Date

02-Feb-18
 2
 2
 1

Distance

0.06km

29 Old School Road Notting Hill VIC 3168

Sold Price

\$858,000

Sold Date

29-Jun-18
 3
 2
 2

Distance

0.07km

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