

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

16/1 EUCALYPTUS MEWS 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jun 2022

to

31 May 2023

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 6 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

24/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168	\$400,000	02-Mar-23
15/3 RUSDEN PLACE NOTTING HILL VIC 3168	\$385,000	03-May-23
203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$500,000	15-Jun-23

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 6 months.~~

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24/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168

2 1 2

Sold Price **\$400,000** Sold Date **02-Mar-23**

Distance **0km**

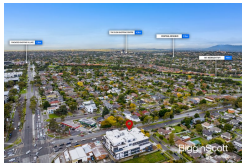


15/3 RUSDEN PLACE NOTTING HILL VIC 3168

2 1 2

Sold Price ^{RS} **\$385,000** Sold Date **03-May-23**

Distance **0.07km**



203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **15-Jun-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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