

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

1/3 Saniky Street, Notting Hill Vic 3168

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$390,000

Unit X

Suburb Notting Hill

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
1/13 Boyd Av OAKLEIGH EAST 3166	\$770,000	11/02/2017
4/3 Mckelvie Ct GLEN WAVERLEY 3150	\$710,000	06/05/2017
1/3 Cassia St NOTTING HILL 3168	\$710,000	10/12/2016