

# 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 4 Saniky Street, Notting Hill, VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,050,000 & \$1,125,000

### Median sale price

Median price \$1,038,200 Property type House Suburb NOTTING HILL

Period - From 03/03/2021 to 30/08/2021 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 440 Ferntree Gully Road Notting Hill Vic 3168	\$1,115,000	2021-08-07
2 3 Erawan Avenue Notting Hill Vic 3168	\$1,088,000	2021-04-17
3		

This Statement of Information was prepared on: 30/08/2021

