

## 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

206/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Notting Hill

Period-from

01 Nov 2022

to

31 Oct 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

201/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$627,000	22-Jul-23
203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$500,000	08-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.

This Statement of Information was prepared on: 09 November 2023

**201/416-420 FERNTREE GULLY  
ROAD NOTTING HILL VIC 3168**

2 1 1

Sold Price

**\$627,000**

Sold Date

**22-Jul-23**

Distance

**0km****203/416-420 FERNTREE GULLY  
ROAD NOTTING HILL VIC 3168**

2 1 1

Sold Price

**\$500,000**

Sold Date

**08-Jun-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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