

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

GO1 416-420 Ferntree Gully Road, Notting Hill Vic 3168
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Indicative selling price

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

Range Between

\$445,000

 &

\$489,500

Median sale price

Median price

\$360,000

 Unit

x

 Suburb

Notting Hill

Period - From

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 to

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 Source

REIV propertydata.com.au
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Comparable property sales

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
1 422/660 Blackburn Road, Notting Hill 3168	\$ 450,000	07/08/2018
2 GO3/6 Clarkson Road, Clayton 3168	\$ 487,500	21/06/2018
3 324/660 Blackburn road, Notting Hill 3168	\$ 445,000	13/06/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 02 October 2018.

Additional information about comparable sales.

The 3 properties used in this statement of information

Reasons for use

- 1 Location all with in the same
post code 3168
- 2 All properties are 2 bedroom
- 3 All properties are similar in size.
