## 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

g44/658-660 Blackburn Road, Notting Hill Vic 3168

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$390,000		&		\$410,000			
Median sale p	rice							
Median price	\$399,250	Pro	operty Type	Unit			Suburb	Notting Hill
Period - From	01/10/2019	to	31/12/2019		So	urce	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	238/658-660 Blackburn Rd NOTTING HILL 3168	\$418,000	07/10/2019
2	G08/658-660 Blackburn Rd NOTTING HILL 3168	\$405,500	29/01/2020
3	G20/660-662 Blackburn Rd NOTTING HILL 3168	\$396,000	16/11/2019

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 six months.

This Statement of Information was prepared on:

02/03/2020 10:27





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Rooms: 3 Property Type: Strata/Apartment/Unit Agent Comments Indicative Selling Price \$390,000 - \$410,000 Median Unit Price December quarter 2019: \$399,250

# **Comparable Properties**



238/658-660 Blackburn Rd NOTTING HILL 3168 Agent Comments (REI/VG)

Price: \$418,000 Method: Private Sale Date: 07/10/2019 Property Type: Apartment

G08/658-660 Blackburn Rd NOTTING HILL Agent Comments 3168 (REI)



Price: \$405,500 Method: Sold Before Auction Date: 29/01/2020 Property Type: Apartment

G20/660-662 Blackburn Rd NOTTING HILL Agent Comments 3168 (REI/VG)



Price: \$396,000 Method: Private Sale Date: 16/11/2019 Rooms: 3 Property Type: Apartment

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.