

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$410,000

### Median sale price

Median price

\$399,250

Property Type

Unit

Suburb

Notting Hill

Period - From

01/10/2019

to

31/12/2019

Source

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.

	Address 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



**Rooms:** 3

**Property Type:**

Strata/Apartment/Unit

Agent Comments

## 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**  
**3168 (REI)**

Agent Comments



**Price:** \$405,500

**Method:** Sold Before Auction

**Date:** 29/01/2020

**Property Type:** Apartment

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

Agent Comments



**Price:** \$396,000

**Method:** Private Sale

**Date:** 16/11/2019

**Rooms:** 3

**Property Type:** Apartment