

## 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 1 Bingley Avenue, 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 \$880,000 & \$968,000

### Median sale price

Median price \$875,500 House ☒ Unit ☐ Suburb Notting Hill  
Period - From 01/04/2016 to 31/03/2017 Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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. 54 Saniky Street, Notting Hill 3168	\$937,500	25/02/2017
2. 4 Pemberley Drive, Notting Hill 3168	\$888,000	11/02/2017
3. 62 Westerfield Drive, Notting Hill 3168	\$920,000	17/12/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.

## Additional information about comparable sales.



**Notting Hill 54 Saniky Street** **3 BED 1 BATH 1 CAR**

**METHOD** Auction  
**TYPE** House  
**LAND** 721m2



**Notting Hill 4 Pemberley Drive** **3 BED 1 BATH 1 CAR**

**METHOD** Auction  
**TYPE** House  
**LAND** 724m2



**Notting Hill 62 Westerfield Drive** **3 BED 2 BATH 1 CAR**

**METHOD** Auction  
**TYPE** House  
**LAND** 711m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.