

# 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

42/210-220 Normanby Road, Notting Hill 3168

### Indicative selling price

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

Single price

\$390,000

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$338,000

\*House

\*Unit

X

Suburb

Nothing Hill 3168

Period - From

Aug'17

to

July'18

Source

REA

### 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
24/1 Eucalyptus Mews Notting Hill 3168	\$ 400,000	21/2/2018
1/213 Normanby Road Notting Hill 3168	\$ 400,000	4/4/2018
18/2-4 Samada Street Notting Hill 3168	\$ 410,000	10/4/2018

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.~~