

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

3/27 FINCH STREET NOTTING HILL VIC 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

or range
between

\$930,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

1/12 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149	\$1,250,000	09-Apr-22
2/592 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$940,000	03-Jun-22
2/38 SAMPSON DRIVE MOUNT WAVERLEY VIC 3149	\$1,205,000	04-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 22 June 2022

