

Max Li 0398030400 0430211980 maxli@barryplant.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	80 Westerfield Drive, Notting Hill Vic 3168
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$1,045,000
	&

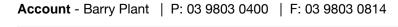
#### Median sale price

Median price	\$908,500	Н	ouse X	Su	ıburb	Notting Hill
Period - From	01/07/2016	to	30/06/2017	Source	REIV	′

## Comparable property sales

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 Sutherland Ct MULGRAVE 3170	\$992,000	08/07/2017
1 Bingley Av NOTTING HILL 3168	\$985,000	27/05/2017
25 Westerfield Dr NOTTING HILL 3168	\$955,000	21/02/2017







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