

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

80 Westerfield Drive, Notting Hill Vic 3168

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$908,500

House X

Suburb 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