

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

242/660 BLACKBURN ROAD 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Notting Hill

Period-from

01 Sep 2022

to

31 Aug 2023

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

103/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$420,000	13-Jul-23
G04/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$423,500	25-May-23
246/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$425,000	31-Mar-23

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: 18 September 2023



**103/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

2 2 1

Sold Price **\$420,000** Sold Date **13-Jul-23**

Distance **0km**

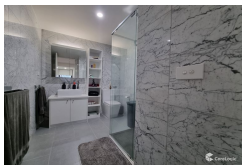


**G04/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

2 2 1

Sold Price ^{RS} **\$423,500** Sold Date **25-May-23**

Distance **0km**



**246/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

2 2 1

Sold Price **\$425,000** Sold Date **31-Mar-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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