

Statement of Information

Sections 47AF of the Estate Agents Act 1980



123/662 Blackburn Rd
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 \$ 300,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 355,000 *House *Unit X Suburb Notting Hill, VIC 3168

Period - From 28/05/2018 to 28/05/2019 Source Hometrack Australia/realestate.com.au

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
1. 104/660 Blackburn Rd, Notting Hill, VIC 3168	\$ 400,000	09 Jun 2019
2. 12/213 Normanby Rd, Notting Hill, VIC 3168	\$ 355,000	03 Jan 2019
3. 42/210 Normanby Rd, Notting Hill, VIC 3168	\$ 372,500	03 Dec 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.