

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

101/415-420 Ferntree Gully Road, Notting Hill Vic 3168
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Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$376,250

Property Type

Unit

Suburb

Notting Hill

Period - From

13/09/2018

to

12/09/2019

Source

REIV

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	3/2 Avonhurst Dr GLEN WAVERLEY 3150	\$465,000	23/04/2019
2	14/213 Normanby Rd NOTTING HILL 3168	\$432,000	11/06/2019
3	LG12/660 Blackburn Rd NOTTING HILL 3168	\$425,000	25/02/2019

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.~~

This Statement of Information was prepared on:

16/09/2019
