

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 101/416-420 Ferntree Gully Road, Notting Hill Vic 3168

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$398,000

Property Type Unit

Suburb Notting Hill

Period - From 10/11/2019

to 09/11/2020

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	303/2 Clarkson Ct CLAYTON 3168	\$495,000	31/05/2020
2	208/11 Renver Rd CLAYTON 3168	\$469,800	13/05/2020
3	324/660 Blackburn Rd NOTTING HILL 3168	\$445,000	13/06/2020

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:

10/11/2020 11:55



2
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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$465,000

Median Unit Price
 10/11/2019 - 09/11/2020: \$398,000

Comparable Properties



303/2 Clarkson Ct CLAYTON 3168 (REI/VG)

2
 1
 1

Price: \$495,000
Method: Private Sale
Date: 31/05/2020
Rooms: 3
Property Type: Apartment

Agent Comments

Offers much newer accommodation, closer university and shopping center

208/11 Renver Rd CLAYTON 3168 (VG)

2
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Price: \$469,800
Method: Sale
Date: 13/05/2020
Property Type: Strata Unit/Flat

Agent Comments

Offer newer accommodation, more closer shopping center and university



324/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

2
 2
 1

Price: \$445,000
Method: Private Sale
Date: 13/06/2020
Property Type: Apartment
Land Size: 5619 sqm approx

Agent Comments

Offers slightly larger accommodation size, extra bathroom