## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

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

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquo	ting				
Single price	e \$465,000									
Median sale price										
Median price	\$398,000	Pro	operty Type	Unit			Suburb	Notting Hill		
Period - From	10/11/2019	to	09/11/2020	)	So	ource	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.

Add	Iress 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

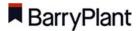
OR

**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









**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)

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)



Agent Comments Offer newer accommodation, more closer ------ shopping center and university

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



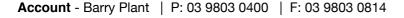
324/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

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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



propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.