

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 208/662 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between \$295,000 & \$324,000

Median sale price

Median price \$390,000 Property Type Unit Suburb Notting Hill

Period - From 01/10/2018 to 30/09/2019 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	130/662 Blackburn Rd NOTTING HILL 3168	\$295,000	10/07/2019
2	123/662 Blackburn Rd NOTTING HILL 3168	\$290,000	30/06/2019
3	G03/662 Blackburn Rd NOTTING HILL 3168	\$272,000	23/05/2019

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: 20/11/2019 12:48



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

130/662 Blackburn Rd NOTTING HILL 3168 (VG) Agent Comments



Price: \$295,000

Method: Sale

Date: 10/07/2019

Property Type: Strata Unit/Flat

Land Size: 11530 sqm approx

123/662 Blackburn Rd NOTTING HILL 3168 (VG) Agent Comments



Price: \$290,000

Method: Sale

Date: 30/06/2019

Property Type: Strata Unit/Flat

G03/662 Blackburn Rd NOTTING HILL 3168 (VG) Agent Comments



Price: \$272,000

Method: Sale

Date: 23/05/2019

Property Type: Strata Unit/Flat