

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 143/658-660 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$395,000 Property Type Unit Suburb Notting Hill

Period - From 01/07/2018 to 30/06/2019 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	B06/660 Blackburn Rd NOTTING HILL 3168	\$402,000	06/08/2019
2	313/660 Blackburn Rd NOTTING HILL 3168	\$350,000	12/08/2019
3	B14/660 Blackburn Rd NOTTING HILL 3168	\$326,000	25/05/2019

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: 07/10/2019 14:12



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
Year ending June 2019: \$395,000

Comparable Properties



B06/660 Blackburn Rd NOTTING HILL 3168
(REI/VG)

Agent Comments



Price: \$402,000
Method: Private Sale
Date: 06/08/2019
Property Type: Apartment

313/660 Blackburn Rd NOTTING HILL 3168
(VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 12/08/2019
Property Type: Strata Unit/Flat

B14/660 Blackburn Rd NOTTING HILL 3168
(VG)

Agent Comments



Price: \$326,000
Method: Sale
Date: 25/05/2019
Property Type: Flat/Unit/Apartment (Res)