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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,151,000	Pro	perty Type	House		Suburb	Notting Hill
Period - From	28/06/2023	to	27/06/2024		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

Address of comparable property		Price	Date of sale
1	43 Hampshire Rd GLEN WAVERLEY 3150	\$1,300,000	06/05/2024
2	11 Westerfield Dr NOTTING HILL 3168	\$1,260,000	24/02/2024
3	20 Tamala Av NOTTING HILL 3168	\$1,232,000	17/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/06/2024 11:20



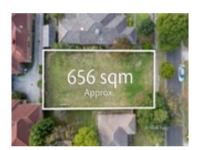




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Property Type: House Land Size: 761 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 28/06/2023 - 27/06/2024: \$1,151,000

Comparable Properties



43 Hampshire Rd GLEN WAVERLEY 3150 (REI) Agent Comments

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Price: \$1,300,000 Method: Private Sale Date: 06/05/2024 Property Type: Land Land Size: 656 sqm approx



11 Westerfield Dr NOTTING HILL 3168 (REI)

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Price: \$1,260,000 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: House (Res) **Land Size:** 723 sqm approx

Agent Comments



20 Tamala Av NOTTING HILL 3168 (REI/VG)

2 4 **2** 2 6

Price: \$1,232,000 **Method:** Auction Sale **Date:** 17/02/2024

Property Type: House (Res) **Land Size:** 726 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



