

# 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

2 Westerfield Drive, Notting Hill Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,151,000 Property 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	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 comparable properties 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)** **Agent Comments**

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**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**20 Tamala Av NOTTING HILL 3168 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,232,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx

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