

# 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 205/416-420 Ferntree Gully Road, 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)

Price Range

\$485,000

&

\$535,000

### Median sale price

Median price

\$358,000

Property Type

Apartment

Suburb

Notting Hill (3168)

Period - From

01/06/2023

to

31/05/2024

Source

Corelogic

### Comparable property sales

A These are two 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
206/416-420 FERNTREE GULLY ROAD, NOTTING HILL VIC 3168	\$507,000	18/01/2024
305/9 RENVER ROAD, CLAYTON VIC 3168	\$485,068	02/06/2024

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: 12/06/2024