

## 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

206/416-420 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$356,750

Property type

Unit

Suburb

Notting Hill

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$500,000	08-Jun-23
32/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168	\$455,500	26-Aug-23
G04/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$423,500	25-May-23

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 6 months.~~

This Statement of Information was prepared on: 13 September 2023



**203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168**

2 1 1

Sold Price **\$500,000** Sold Date **08-Jun-23**

Distance **0km**



**32/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168**

2 1 2

Sold Price <sup>RS</sup> **\$455,500** Sold Date **26-Aug-23**

Distance **0.39km**



**G04/660 BLACKBURN ROAD NOTTING HILL VIC 3168**

2 2 1

Sold Price <sup>RS</sup> **\$423,500** Sold Date **25-May-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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