

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

229/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,131,500

Property type

House

Suburb

Notting Hill

Period-from

01 Apr 2023

to

31 Mar 2024

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

412/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$322,500	21-Feb-24
405/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$270,000	06-Dec-23
417/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$445,000	07-Mar-24

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: 24 April 2024



**412/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price **\$322,500** Sold Date **21-Feb-24**

Distance **0km**



**405/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price **\$270,000** Sold Date **06-Dec-23**

Distance **0.06km**



**417/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price ^{RS} **\$445,000** Sold Date **07-Mar-24**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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