

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

3/3 Saniky Street, Notting Hill Vic 3168

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$355,000 Property Type Unit Suburb Notting Hill

Period - From 01/07/2022 to 30/06/2023 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	8/27 Finch St NOTTING HILL 3168	\$930,000	19/05/2023
2	2/2 Agnes Ct GLEN WAVERLEY 3150	\$910,000	01/07/2023
3	2/5 Dobell Ct MULGRAVE 3170	\$910,000	04/03/2023

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:

01/08/2023 11:15

3/3 Saniky Street, Notting Hill Vic 3168

**Jellis
Craig**

Calvin Huang

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2023: \$355,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



8/27 Finch St NOTTING HILL 3168 (REI)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 19/05/2023

Property Type: Townhouse (Single)



2/2 Agnes Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  3  2

Price: \$910,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 205 sqm approx



2/5 Dobell Ct MULGRAVE 3170 (REI/VG)

Agent Comments

 3  2  1

Price: \$910,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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