

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 311/660 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between \$330,000 & \$345,000

Median sale price

Median price \$407,500 Property Type Unit Suburb Notting Hill

Period - From 01/01/2024 to 31/03/2024 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	411/660 Blackburn Rd NOTTING HILL 3168	\$333,000	08/01/2024
2	210/416-420 Ferntree Gully Rd NOTTING HILL 3168	\$330,000	26/03/2024
3			

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: 29/04/2024 09:50

311/660 Blackburn Road, Notting Hill Vic 3168

**Jellis
Craig**

Michael Alevras

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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$345,000

Median Unit Price

March quarter 2024: \$407,500

Comparable Properties



411/660 Blackburn Rd NOTTING HILL 3168
(REI/VG)

Agent Comments



Price: \$333,000

Method: Private Sale

Date: 08/01/2024

Property Type: Apartment



210/416-420 Ferntree Gully Rd NOTTING HILL
3168 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 88498088



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