

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

32/210-220 NORMANBY 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

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

3/14 BETTINA STREET CLAYTON VIC 3168	\$393,000	07-Dec-23
2/14 BETTINA STREET CLAYTON VIC 3168	\$380,000	23-Feb-24
9/4-6 BETTINA STREET CLAYTON VIC 3168	\$369,000	17-Feb-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: 11 April 2024



3/14 BETTINA STREET CLAYTON VIC 3168

Sold Price

\$393,000

Sold Date **07-Dec-23**

2 1 -

Distance **1.48km**



2/14 BETTINA STREET CLAYTON VIC 3168

Sold Price

\$380,000

Sold Date **23-Feb-24**

2 1 -

Distance **1.49km**



9/4-6 BETTINA STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$369,000**

Sold Date **17-Feb-24**

2 1 -

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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