

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

9 Old School Road, Notting Hill Vic 3168

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

Notting Hill

Period - From

31/10/2022

to

30/10/2023

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	10 Old School Rd NOTTING HILL 3168	\$780,000	11/08/2023
2	5/3 Keylana Blvd MOUNT WAVERLEY 3149	\$765,000	05/07/2023
3	15/18 Tulloch Gr GLEN WAVERLEY 3150	\$700,000	25/09/2023

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:

31/10/2023 17:14



Property Type: Townhouse

Agent Comments

Comparable Properties



10 Old School Rd NOTTING HILL 3168
(REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 11/08/2023

Property Type: Townhouse (Single)



5/3 Keylana Blvd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 05/07/2023

Property Type: Townhouse (Single)

Land Size: 149 sqm approx



15/18 Tulloch Gr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 25/09/2023

Property Type: Townhouse (Res)