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: 230/662 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price

Median price $343,750 Property Type Unit Suburb Notting Hill

Period - From 01/07/2024 to 30/09/2024 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	302/416 Ferntree Gully Rd NOTTING HILL 3168	$347,500	03/08/2024
2			
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: 02/12/2024 10:30

230/662 Blackburn Road, Notting Hill Vic 3168

Michael Alevras
8849 8088
0415 103 561
michaelalevras@jelliscraig.com.au



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median Unit Price
September quarter 2024: $343,750

Comparable Properties

302/416 Ferntree Gully Rd NOTTING HILL 3168 (VG)

2 - -

Agent Comments

Price: $347,500
Method: Sale
Date: 03/08/2024
Property Type: Strata Unit/Flat

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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