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	19 Samada Street, Notting Hill Vic 3168

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,226,000 Property Type House Suburb Notting Hill

Period - From 19/09/2023 to 18/09/2024 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	61 Westerfield Dr NOTTING HILL 3168	$1,100,000	18/06/2024
2	41a Avonhurst Dr GLEN WAVERLEY 3150	$1,218,000	19/04/2024
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: 19/09/2024 09:49



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Property Type: House
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
19/09/2023 - 18/09/2024: $1,226,000

Comparable Properties



61 Westerfield Dr NOTTING HILL 3168 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments



41a Avonhurst Dr GLEN WAVERLEY 3150 (REI/VG)

3 2 -

Price: $1,218,000
Method: Private Sale
Date: 19/04/2024
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments

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 - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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