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	2/15 Samada Street, Notting Hill Vic 3168

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $855,000 Property Type Townhouse Suburb Notting Hill

Period - From 01/11/2023 to 31/10/2024 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	104a Wellington Rd CLAYTON 3168	$898,000	05/10/2024
2	2/112 Wellington Rd CLAYTON 3168	$872,000	18/05/2024
3	16C Hunsford Av NOTTING HILL 3168	$895,000	18/05/2024

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: 01/11/2024 15:28

2/15 Samada Street, Notting Hill Vic 3168

Peter Liu
0451367278
peter.liu@raywhite.com



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
01/11/2023 - 31/10/2024: $855,000

Comparable Properties

104a Wellington Rd CLAYTON 3168 (REI)

3 2 2

Agent Comments

Price: $898,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)



2/112 Wellington Rd CLAYTON 3168 (REI/VG)

4 2 1

Agent Comments

Price: $872,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)



16C Hunsford Av NOTTING HILL 3168 (REI/VG)

3 1 1

Agent Comments

Price: $895,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 706 sqm approx

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