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<br>Including suburb and postcode | 450 FERNTREE GULLY 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 | $1,200,000 | & | $1,250,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,121,000 | Property type | House | Suburb | Notting Hill |
| Period-from | 01 Mar 2024 | to | 28 Feb 2025 | 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 |
|---|---|---|
| 16 WESTERFIELD DRIVE NOTTING HILL VIC 3168 | $1,311,000 | 05-Oct-24 |
| 12 LONGBOURNE AVENUE NOTTING HILL VIC 3168 | $1,200,000 | 30-Nov-24 |
| 19 SAMADA STREET NOTTING HILL VIC 3168 | $1,250,000 | 08-Oct-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: 17 February 2025

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**16 WESTERFIELD DRIVE NOTTING HILL VIC 3168**

3 2 1

Sold Price **$1,311,000** Sold Date **05-Oct-24**

Distance **0.17km**



**12 LONGBOURNE AVENUE NOTTING HILL VIC 3168**

4 2 1

Sold Price **$1,200,000** Sold Date **30-Nov-24**

Distance **0.3km**



**19 SAMADA STREET NOTTING HILL VIC 3168**

3 1 2

Sold Price **$1,250,000** Sold Date **08-Oct-24**

Distance **0.39km**

**RS** = Recent sale **UN** = Undisclosed Sale

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