

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

148/658 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$406,000

Property Type Unit

Suburb Notting Hill

Period - From 26/03/2020

to 25/03/2021

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	G30/660 Blackburn Rd NOTTING HILL 3168	\$417,500	30/01/2021
2	147/658-660 Blackburn Rd NOTTING HILL 3168	\$407,000	14/11/2020
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:

26/03/2021 13:48

148/658 Blackburn Road, Notting Hill Vic 3168

Jarrold Tyler
03 8841 2000
0498 290 585
jarrod.tyler@raywhite.com

 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

26/03/2020 - 25/03/2021: \$406,000

Comparable Properties

G30/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments

 2  -  -

Price: \$417,500

Method: Sale

Date: 30/01/2021

Property Type: Flat/Unit/Apartment (Res)

147/658-660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

 2  2  -

Price: \$407,000

Method: Auction Sale

Date: 14/11/2020

Property Type: Apartment

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 - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099