

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$430,000
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 & 

\$450,000
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### Median sale price

Median price 

\$406,000
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 Property Type 

Unit
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 Suburb 

Notting Hill
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Period - From 

26/03/2020
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 to 

25/03/2021
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 Source 

REIV
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### 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
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148/658 Blackburn Road, Notting Hill Vic 3168

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



**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** Agent Comments  
(VG)



**Price:** \$417,500  
**Method:** Sale  
**Date:** 30/01/2021  
**Property Type:** Flat/Unit/Apartment (Res)

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



**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