

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
7 Kentucky Court, Notting Hill Vic 3168

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$1,200,000 House X Unit Suburb Notting Hill

Period - From 01/07/2017 to 30/06/2018 Source REIV

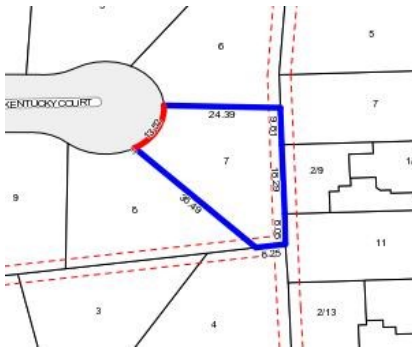
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
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.



Rooms: 2

Property Type: House

Land Size: 774 sqm approx

Agent Comments

Comparable Properties

32 Finch St NOTTING HILL 3168 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 28/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 711 sqm approx



26 Longbourne Av NOTTING HILL 3168 (REI)

Agent Comments



Property was sold with plans & permits

Price: \$1,042,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 729 sqm approx

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.