

## 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

20 Bingley Avenue Notting Hill VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Notting Hill

Period-from

01 Oct 2019

to

30 Sep 2020

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

3 Kentucky Court Notting Hill VIC 3168	\$940,000	24-Apr-20
16 Tamala Avenue Notting Hill VIC 3168	\$930,000	18-May-20

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: 21 October 2020



**3 Kentucky Court Notting Hill VIC 3168**

Sold Price

**\$940,000**

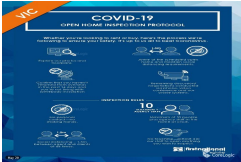
Sold Date

**24-Apr-20**

 3  -  -

Distance

**0.21km**



**16 Tamala Avenue Notting Hill VIC 3168**

Sold Price

**\$930,000**

Sold Date

**18-May-20**

 3  1  1

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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