

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

16 Tamala Avenue 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

\$960,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Notting Hill

Period-from

01 Feb 2019

to

31 Jan 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

15 Longbourne Avenue Notting Hill VIC 3168	\$1,118,000	18-Dec-19
28 Westerfield Drive Notting Hill VIC 3168	\$1,100,800	13-Oct-19

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: 26 February 2020



**15 Longbourne Avenue Notting Hill
VIC 3168**

Sold Price

\$1,118,000

Sold Date

18-Dec-19

 3  1  2

Distance

0.36km



**28 Westerfield Drive Notting Hill
VIC 3168**

Sold Price

\$1,100,800

Sold Date

13-Oct-19

 3  1  3

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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