

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 38 Finch Street, Notting Hill, VIC 3168

Indicative selling price

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

Price Range

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$980,500

Property Type

House

Suburb

Notting Hill (3168)

Period - From

13/04/2020

to

12/04/2021

Source

REIV

Comparable property sales

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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
3 DALPURA COURT, NOTTING HILL VIC 3168	\$1,135,000	10/04/2021
40 HAMPSHIRE ROAD, GLEN WAVERLEY VIC 3150	\$1,188,800	13/03/2021
49 WINDELLA CRESCENT, GLEN WAVERLEY VIC 3150	\$1,210,000	27/02/2021

This Statement of Information was prepared on: 13/04/2021