

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 1 Arthur Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,840,000 Property Type House Suburb Aberfeldie

Period - From 01/07/2022 to 30/06/2023 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.

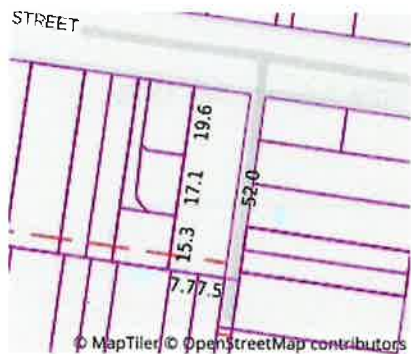
	Address of comparable property	Price	Date of sale
1	100 Fawkner St ABERFELDIE 3040	\$1,800,500	29/05/2023
2	44 Batman St ABERFELDIE 3040	\$1,631,000	18/03/2023
3	67 Forrester St ESSENDON 3040	\$1,555,000	30/03/2023

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: 14/07/2023 14:53

1 Arthur Street, Aberfeldie Vic 3040



 3  1  4

Rooms: 7
Property Type: House
Land Size: 840 sqm approx

Agent Comments

Post War original in a popular location close to schools, local shops and the Maribyrnong River, parks, sports clubs and more. A magnificent allotment that will provide lots of options and potential. Having been in the same family for almost 70 years this is a rare opportunity in the highly regard

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2023: \$1,840,000

A once in 70 year opportunity. A fantastic location and allotment of some 840m2 offering a variety of options and genuine potential.

Comparable Properties



100 Fawcner St ABERFELDIE 3040 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,800,500
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 666 sqm approx

44 Batman St ABERFELDIE 3040 (REI)

[Agent Comments](#)

 2  1  1

Price: \$1,631,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 677 sqm approx



67 Forrester St ESSENDON 3040 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,555,000
Method: Sold Before Auction
Date: 30/03/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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