

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 Chisholm Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,596,000 Property Type House Suburb Aberfeldie

Period - From 01/10/2023 to 31/12/2023 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	120a Ogilvie St ESSENDON 3040	\$1,065,000	21/10/2023
2	3/27 Arthur St ABERFELDIE 3040	\$950,000	05/10/2023
3	3/7 Rosehill Rd ESSENDON WEST 3040	\$870,500	16/12/2023

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:

17/01/2024 09:39



3 1 1

Property Type: House

Agent Comments

Single level, 3 bedroom house on subdivided block. Secure lock up garage and no owners corp.

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

December quarter 2023: \$1,596,000

Comparable Properties



120a Ogilvie St ESSENDON 3040 (REI)

3 1 2

Price: \$1,065,000

Method: Auction Sale

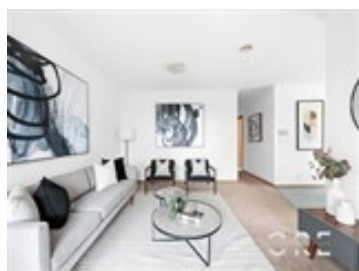
Date: 21/10/2023

Property Type: Unit

Land Size: 351 sqm approx

Agent Comments

Offers similar accommodation. The property is also street facing and has no OC. Superior due to larger block size, kitchen and bathroom renovation and split systems. Also has a flatter block.



3/27 Arthur St ABERFELDIE 3040 (REI)

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Villa

Agent Comments

Offers similar accommodation, similar block size, however inferior as it's located in a block of 3.



3/7 Rosehill Rd ESSENDON WEST 3040 (REI)

3 2 2

Price: \$870,500

Method: Auction Sale

Date: 16/12/2023

Property Type: Villa

Agent Comments

Offer similar accommodation, 1 extra bathroom, same single car garage and no OC fees. Inferior location as it's further from the river, walking trails, parks, amenities etc.