

11 Tilba Street, Aberfeldie Vic 3040



2 Bed 1 Bath 2 Car
Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm
Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 June quarter 2023: \$1,950,000

Comparable Properties



1 Arthur Street, Aberfeldie 3040 (REI)

2 Bed 1 Bath 4 Car
Price: \$1,940,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 840 sqm approx
Agent Comments: Larger land, similar house, inferior position



100 Fawkner Street, Aberfeldie 3040 (REI)

3 Bed 1 Bath 2 Car
Price: \$1,800,500
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 666 sqm aprox
Agent Comments: Larger land, similar house, inferior position

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

11 Tilba Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,950,000 House x Suburb Aberfeldie

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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 Arthur Street, ABERFELDIE 3040	\$1,940,000	19/08/2023
100 Fawkner Street, ABERFELDIE 3040	\$1,800,500	29/05/2023

This Statement of Information was prepared on:

04/09/2023 12:38