

# 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

11 Vida Street, Aberfeldie Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,775,250 Property Type House Suburb Aberfeldie

Period - From 30/08/2022 to 29/08/2023 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 | 144 Deakin St ESSENDON 3040    | \$1,606,000 | 27/05/2023   |
| 2 | 15 Garden St ESSENDON 3040     | \$1,435,000 | 11/05/2023   |
| 3 | 10 Knight St ABERFELDIE 3040   | \$1,400,000 | 24/06/2023   |

**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: 30/08/2023 13:37



**Property Type:** House

Agent Comments

Original 1930s home. 607 sqm Corner Block Great development opportunity

**Indicative Selling Price**

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

**Median House Price**

30/08/2022 - 29/08/2023: \$1,775,250

## Comparable Properties



**144 Deakin St ESSENDON 3040 (REI)**



Agent Comments

Superior House in better condition Inferior Location and not corner block.

**Price:** \$1,606,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**15 Garden St ESSENDON 3040 (REI)**



Agent Comments

Inferior Land Size is smaller.

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** House

**Land Size:** 553 sqm approx



**10 Knight St ABERFELDIE 3040 (REI)**



Agent Comments

Superior Larger Allotment. Inferior Not a corner block

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 705 sqm approx