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								
Range betwee	tween \$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,775,250	Property Type Hous		se s		Suburb	Aberfeldie	
Period - From	30/08/2022	to	29/08/2023		So	urce	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.

Add	dress 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





Christian Lonzi 8378 0500 0403 344 279





Property Type: House

christianlonzi@jelliscraig.com.au **Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** 30/08/2022 - 29/08/2023: \$1,775,250

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

Comparable Properties

144 Deakin St ESSENDON 3040 (REI) 141 Deakin St ESSENDON 3040 (REI) 141 Deakin St ESSENDON 3040 (REI) 142 Deakin St ESSENDON 3040 (REI) 141 Deakin St ESSENDON 3040 (REI) 142 Deakin St EssenDon 3040 (REI) 142 Deakin St EssenDon 3040 (REI) 144 Deakin St EssenDon 3040 (REI) 142 Deakin St EssenDon 3040 (REI) 144 Deakin St EssenDon 3040 (REI) 142 Deakin St EssenDon 3040 (REI) 144 Deakin St EssenDai (REI)	Agent Comments Superior House in better condition Inferior Location and not corner block.
15 Garden St ESSENDON 3040 (REI) 3 1 1 1 Price: \$1,435,000 Method: Private Sale Date: 11/05/2023 Property Type: House Land Size: 553 sqm approx	Agent Comments Inferior Land Size is smaller.
10 Knight St ABERFELDIE 3040 (REI) 3 1 2 1 Price: \$1,400,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 705 sqm approx	Agent Comments Superior Larger Allotment. Inferior Not a corner block



propertydata

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