

# 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

27 Aberfeldie 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 \$3,850,000 & \$3,950,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Aberfeldie

Period - From 01/10/2022 to 30/09/2023 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.

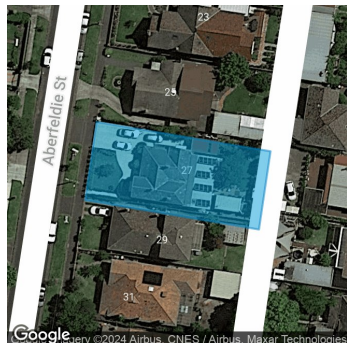
	Address of comparable property	Price	Date of sale
1	73 Roberts St ESSENDON 3040	\$4,025,000	07/12/2023
2	34 Mantell St MOONEE PONDS 3039	\$3,950,000	28/10/2023
3	57 Nimmo St ESSENDON 3040	\$3,750,000	06/12/2023

**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:

12/01/2024 09:56



**Rooms:** 7

**Property Type:** House

**Land Size:** 736 sqm approx

**Agent Comments**

Fully renovated double storey period home offering 4 bed, 4 bath, 3 living, pool, & off street parking for 3 cars.

**Indicative Selling Price**

\$3,850,000 - \$3,950,000

**Median House Price**

Year ending September 2023: \$1,750,000

## Comparable Properties



**73 Roberts St ESSENDON 3040 (REI)**



**Agent Comments**

Modern style home on a larger block.

**Price:** \$4,025,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 1013 sqm approx



**34 Mantell St MOONEE PONDS 3039 (REI)**



**Agent Comments**

Similar size home on a smaller block (625sqm).

**Price:** \$3,950,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)



**57 Nimmo St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Similar accommodation on a smaller block.

**Price:** \$3,750,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House

**Land Size:** 697 sqm approx