

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 36 Aberdeen Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,910,000 & \$2,100,000

Median sale price

Median price \$1,750,250 Property Type House Suburb Aberfeldie

Period - From 01/01/2023 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	49 Aberfeldie St ABERFELDIE 3040	\$2,000,000	15/12/2023
2			
3			

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: 29/01/2024 11:25

36 Aberdeen Street, Aberfeldie Vic 3040

**Jellis
Craig**

Christian Ianchello

0433 627 462

christianianchello@jellisrcraig.com.au



 5  3  3

Property Type: House

Land Size: 639 sqm approx

Agent Comments

Weatherboard House on approx. 639 sqm

Indicative Selling Price

\$1,910,000 - \$2,100,000

Median House Price

Year ending December 2023: \$1,750,250

Comparable Properties



49 Aberfeldie St ABERFELDIE 3040 (REI)

 4  1  3

Price: \$2,000,000

Method: Private Sale

Date: 15/12/2023

Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Recent sale in the vicinity, similar location and interior, inferior floor plan and layout of property. Smaller Block

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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